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THREE VOLUMES

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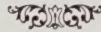
KEITH'S PLAN BOOK



VOL. 1

Bungalows

REVISED EDITION
Price One Dollar



Published by
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Minneapolis, Minnesota

The Exterior Wall

Brick—Cement-Stucco—Tile

The building of a house is to most people an investment of the first magnitude and the details of its construction remain factors which contribute to their well-being. The home should be well constructed, whether the walls are built of brick, tile, concrete or wood, and we make this statement unqualifiedly.

In order that the prospective home builder may have before him the very latest information on this subject, we are

setting forth in the articles which follow a few facts regarding the several types of exterior wall.

It is also suggested that attention be given to the "Homebuilders' Guide," which appears just following the design section of this book. This directory of building materials and home equipment will tell you what to buy and where to get it. Booklets offered in these announcements will be found of great interest.

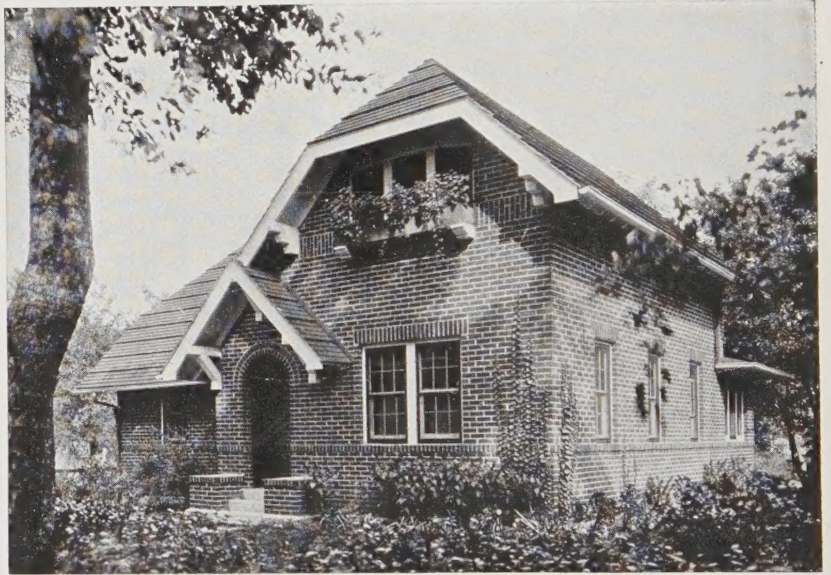
The Face Brick Wall



HE use of brick goes back to the dawn of civilization.

Brick taken from excavations in old Babylonia dating back, according to the archeologist, probably to 4500 B. C., is said to be in as good condition as when made. "Granite disintegrates and crumbles into particles of mica, quartz and feldspar; marble soon moulders into dust of carbonate of lime, but hard-burnt clay endures forever in the ancient landmarks of mankind," says Sir Charles Lyell's *Antiquity of Man*.

It is a long step from the primitive methods of mixing and moulding brick



Substantially and warmly built. L. J. Batchelder, Architect

by hand and drying them in the sun to the modern technical methods and power machinery used by the American manufacturer. The argillaceous earth and clay of which brick are made and which we are likely to think of as so much common mud, often troublesome, is a remark-

ably complex and refined product of untold geologic ages. Known as hydrated silicate of alumina, with sundry intermingled impurities, it is the disintegrated remains of feldspathic rocks which themselves are the product of titanic changes during the early periods of earth formation. As the detritus of these rocks in paleological times, millions of years ago, clay has lain at the site of its origin, or been torn away by some cataclysm, and deposited as sediment on river, lake or ocean bed. Three kinds of clay are utilized, in the main, for the manufacture of brick, surface clays, of which the commoner type of brick are made; shales, which immense pressure has nearly reduced to the form of slate; and fire clays, mined at deeper levels and known for their refractory qualities.

There are three methods of brick manufacture, determined by the kind of brick wanted and the kind of clay; it is either slop or sand mould, wire-cut, or dry-press.

By the first method, the clay, in a soft condition, is pressed by hand or machine into moulds which have been flushed with water—hence the term slop-mould,—or sprinkled with sand, in which case the brick are called sand-mould. By the second method, the clay or shale is ground and tempered into the consistency of a stiff mud which is forced by an auger machine through a die, in the form of a stiff mud ribbon, having the cross section of a brick. This stiff mud ribbon is carried by a belt to a slotted steel table under a series of piano wires strung on a frame which is revolved by the machine at proper intervals, cutting the clay ribbon into the desired sizes. These stiff mud machines will turn out as many as 100,000 face brick a day, and in some common brick plants they are built for a daily output of from 250,000 to 300,000. The dry press method reduces the clay to a fine granular form which is then, in nearly a dry condition, forced, under immense pressure, into the proper sized moulds.



Garden Gate—Long Island

Nothing, perhaps, is more effective for garden work and garden accessories than brick. Garden walls, gateways, and walks; fountains, pergolas; summer pavilions; terrace walls and steps; in all of these a touch of brick work with its warmth of color adds a charming note. For walks, terrace and porch floors, the standard forms of brick may be used laid flat or edgewise, or a brick made purposely in the form of a tile, with rough or smooth surface, as the case may require.

The Hollow Brick Wall

One of the newer types of brick work is the ideal or hollow brick wall, either 8 or 12 inches in thickness. In this construction the bricks are set on edge in the wall in somewhat of a honey-comb fashion, bonded every four inches. This gives a 4-inch air space through the entire extent of the wall, and every alternate brick bonded through the wall, for an 8-inch wall. The construction may be expanded to a 12-inch wall with two air spaces.

The Cement Stucco Wall



THE wall which is to be surfaced with stucco may be built in any one of several different types of construction. It may be built of brick or tile and surfaced over with cement stucco; it may be of stucco over metal lath, steel fabric or wood construction, in which case it should be well insulated. The wall may be built of some of the various types of concrete construction, or of concrete blocks, and surfaced with stucco on the outside, and furred and plastered on the inside.

In order to get the best results, stucco must be treated properly. Here are five points which should be given careful consideration:

1—Stucco should not be run down to the ground without a solid impervious base course.

2—The proper overhang and drip should be provided for all window sills and other horizontal woodwork, and some stop should be provided at the ends to avoid the concentration of water over the end of the sill.

3—The design should be chosen to permit of a generous overhang of eaves and cornices, or of coping protecting the top of the wall.

4—There should be no horizontal surfaces of stucco on which water can collect. Liberal and discriminating use of flashings should be made wherever water might get behind stucco—such as roof and wall intersections, under joints of masonry trim, etc.

5—Chimneys should be covered with impervious caps to avoid unprotected stucco at top of chimney. Chimneys should be wrapped with metal lath before stuccoing.

Where there is a large or unbroken surface, as with a stucco finish, a surface

treatment which will give a textural effect adds greatly to the beauty of the wall. The surface treatment chosen in specifying the finish is a very important matter. Textural finishes must be chosen with care and judgment in order that the desired effect should not be overdone or bizarre in effect.

Certain standard textural finishes are the ones best adapted to the average house. Such finishes are commonly known as sand floated, spatter dash, pebble dash and stippled. Any of these can be applied by the ordinary skillful workman without undue cost. A stippled texture is one of the best for giving a moderate roughness suited to most houses and locations. It has also the advantage of being almost "foolproof"—that is, its appearance is almost sure to be pleasing even under the hand of a mediocre workman. In a locality where the very best labor is not obtainable, such a finish is extremely useful. In all the more unusual texture finishes the underlying motif is the frank exhibition of the technique of application. The mark of trowel and float is not concealed, but is even accentuated to produce the proper impression. It might be likened to the bold brushstrokes of the painter in oils, who not only does not seek to conceal, but sometimes emphasizes the light and shadow by a lavish use of his pigments. So the strokes of the plasterer's tools are manipulated to give an interesting surface to stucco—to impart character to plain wall areas and to produce that air of informality so desirable in the country house.

At first glance, these finishes look simple of execution because of their seeming lack of careful workmanship, but in reality they require great skill in application. One of the unexpected features is the



The Stucco Bungalow with Natural Gray Cement Finished Wall

difficulty of persuading the average plasterer to forget his love of true, smooth surfaces and to deliberately produce what to him appears a poor job.

It is a wise precaution to use a small portion of wall in an out-of-the-way part of the house for experimental purposes. The workman then applies, in the presence of the owner, say six square feet of the chosen texture. If it does not meet with approval it is at once scraped off before it has hardened and the effort repeated until a satisfactory finish is secured. This acts as a comparison sample for the whole of the house. In judging texture, it is essential to do so at a sufficient distance to allow proper perspective.

A finish of great possibilities and one which is coming to be much used results from allowing the trowel or float, drawn in a semicircular direction, to form slight ridges in the stucco, these ridges overlapping or rather joining each other at various angles. This gives a moderately

smooth surface broken up by the circular float marking. Especially under oblique light, these markings are thrown into relief and by the contrast of bright lights and shadows impart an effect extremely attractive. This finish forms a fine background for vines and gives a texture sufficiently rough to afford good support for them.

A rougher and more unstudied finish than the one just described is obtained by depositing mortar, with the float, in haphazard masses and without any effort toward continuity of surface or level. Practically no limit exists as to the variations possible with this finish. In one the impress of the float is more or less patterned and regular; in another the irregularity is so marked as to give almost the effect of an unfinished surface. This type of texture must be employed with great caution to avoid an eccentric or bizarre finish.

Tinting of the Stucco Wall

Properly handled, stucco affords a wide range of colors and yet, because of certain inherent limitations, it does not allow any great errors to be made in choosing the colors. An almost infinite number of shades is available, but because these shades are all soft and subdued they combine well with almost any architecture or setting. Unless a deliberate effort is made to secure brilliant or decided colors, most of the higher-toned stuccos of today will yield pleasing tones.

To deal specifically with color combinations or to recommend particular shades for one type or another of a house is as impossible as specifying or giving advice on the color of a gown or scarf—it is really a field where individuality

must have free play. However, there are certain general rules to which it is advisable to adhere, though, of course, like all rules, they may be broken.

First of all, a smooth, pure white finish is not usually advisable for any city or even semi-suburban location where the air is smoke-laden and carries smoke and dust to discolor the walls. It is better, frankly, to recognize this limitation which is common to all white surfaces, whether paint, stucco, or marble. One need only substitute for pure white, a delicate cream or warm buff tone, which any reasonable amount of smoke will only mellow, without being so apparent as on a white surface.

Color in stucco is obtained in two



Showing the Beauty of Pure White Sand Float Finish

ways: by the natural method and by the artificial.

The term "natural" is used because the color is imparted by naturally colored sand, pebbles or stone chips in conjunction with white Portland cement. With the advent of white cement, color in stucco was made possible because the background of white permitted the color tones of sand or stone to be exhibited in their full value.

Pure white is the simplest of all and merely requires a clean white sand or crushed marble and white cement. Equally simple are the creams, buffs and light browns, for these may be imparted by an

ordinary yellow or brownish sand, often available from nearby sources and at a comparatively low cost. Many an owner who has set his heart upon white stucco and found white sand not easily obtainable, has been delightfully surprised by the fine tone resulting from the use of an ordinary yellow sand with the cement.

In the securing of color by natural methods the tones are all subdued and easily adapted for harmonizing with the surroundings. Where a striking, pronounced and more vivid tone is desirable, resort is made to coloring by means of powdered mineral pigment mixed with the stucco.

The Face Tile Wall



THE need for a surface texture has been recognized in all building materials, and is being worked out in beautiful color as well as texture. Hollow tile has developed from a purely structural material to a finished building product in the texture surface given to the hollow tile, so that it can be built into a beautiful wall, and does not require a stucco surface. It is made in a glazed, texture surface in dark, rich brownish shades, or in unglazed or combed surface.

The colors range from mixed shades of light brown in the unglazed to mixed shades of dark brown in the glazed. It is readily handled and laid. The 6x12x5-inch tile weighs 16 pounds. The 8x12x5-inch tile weighs 18 pounds and replaces six common brick.

The large units have an advantage in being quickly and easily laid. These also give a different and larger scale to the

finished house.

In residence construction, the 8-inch unglazed scratched face double shell tile and the 8-inch glazed tex-tile are particularly adapted and increasingly popular. The mixed shades of brown of the tile contrast very artistically and effectively with the white, black, or cream colored mortar joints.

In either case, you have a real home—one that is cool and comfortable in summer, easily kept warm in winter, economically constructed, repair free and permanent in every sense of the word.

Double shell tile appear to best advantage when set in $\frac{3}{8}$ -inch mortar joints. If thus laid, each tile will build up approximately four-ninths of a square foot of wall surface. In designing buildings, you should locate openings, etc., so as to employ the standard units which are made in two lengths, 12-inch and 5 $\frac{3}{4}$ -inch respectively.

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What does an ideal home mean to you? Isn't it your realization of a home that's comfortable, convenient, economically constructed, and truly artistic—a pride to yourself and to your neighbor?

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1338	89	7.50	1421	20	15.00	1705	86	7.50	1983	72	15.00
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M. L. KEITH, President

Abbey Building, Minneapolis, Minn.



DESIGN NO. 1379.

In its attractiveness the bungalow and small house sometimes has advantages over the larger, more imposing house. It is more ap-

pealing, perhaps, because it is not imposing.

While this bungalow is not large, yet, the rooms are so compactly arranged and it is so well planned that the accommodations are adequate to the needs of a small family. The entrance from the porch is into a glass enclosed hall, and thence through French doors into the living room. Both living and dining rooms have windows on the porch. The living room is 15x20 feet in size, with the big fireplace and windows filling one end of the room. Opposite the fireplace, through a similar opening, is the dining room. The kitchen has built-in cupboards and refrigerator with outside icing. Sink is moved over under windows. The outside kitchen door is the grade entrance which leads down to the basement.

A hall sets the bedrooms away from the rest of the house. The bedrooms are of good size and well supplied with closets. A large closet opens from the hall near the door to the living room and can be used for coats. A linen cupboard is provided. The bath room fixtures are closely grouped as the bath room is small.

There is a full basement. Size, 33x47.

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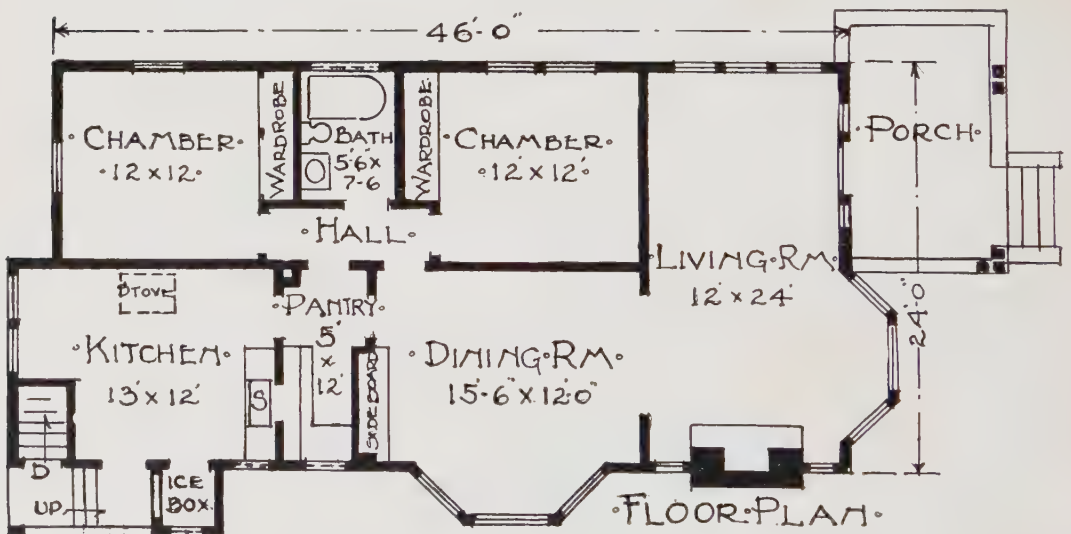


DESIGN NO. K-1429.

Cobblestones and stained shingles with window frames and sash outlined in white make a very pleasing combination and color scheme for this bungalow. Admirably adapted to a narrow lot, it contains a splendid living room with fireplace and bay window, an ample dining room with bay and sideboard, a pantry, kitchen, two chambers and bathroom.

There is no attic except for ventilation.

Basement, 7 feet 6 inches high, extends under rear portion only for a hot air furnace. The finish and floors are intended to be Georgia pine. Size, 24 feet by 46 feet without projections. This makes a very cosy home, and the appointments are very complete. Note the convenience for service of ice box, sink and stove, with adjacent pantry and sideboard.





DESIGN NO. 1350.

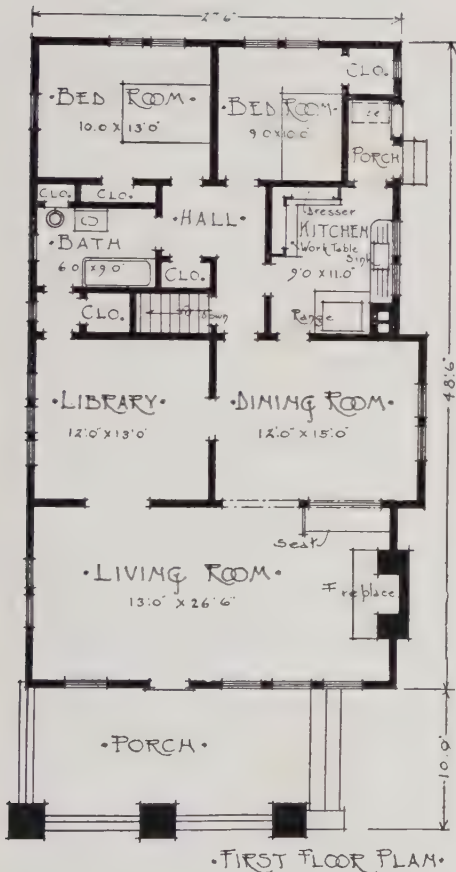
This bungalow offers a very attractive approach. Its width would allow it to be readily built on a fifty foot lot, and still leave sufficient garden space on either side.

The roof, in keeping with this type of house, is of slight pitch and is covered with a composition roofing. Shingles are used for the side walls, and the porch posts are built up, and cemented on metal lath.

The floor plan, suggested for this bungalow home, shows a desirable and convenient layout of rooms with every modern convenience. Extending across the front is a generous living room, thirteen feet wide and twenty-six feet long. A great open fireplace is built in at the end and a wide seat is arranged against the post and panel screen, partly screening the dining room. A pair of glass doors open to the adjoining library. Ample wall space is provided and a passage, on which opens a large closet, leads to the bath, which would permit this room to be used for a bedroom, if necessary.

A good sized dinner party could be accommodated in the dining room which connects directly with the pantry kitchen. This is equipped with ample shelf room, work table and the other usual conveniences, and opens out on to a recessed porch which can be readily screened or glassed in. In addition to the customary outside hatchway an inside stairway descends to the basement from the hall.

The bedrooms are of a good size and have each a roomy closet; there is also a large closet in the hall.



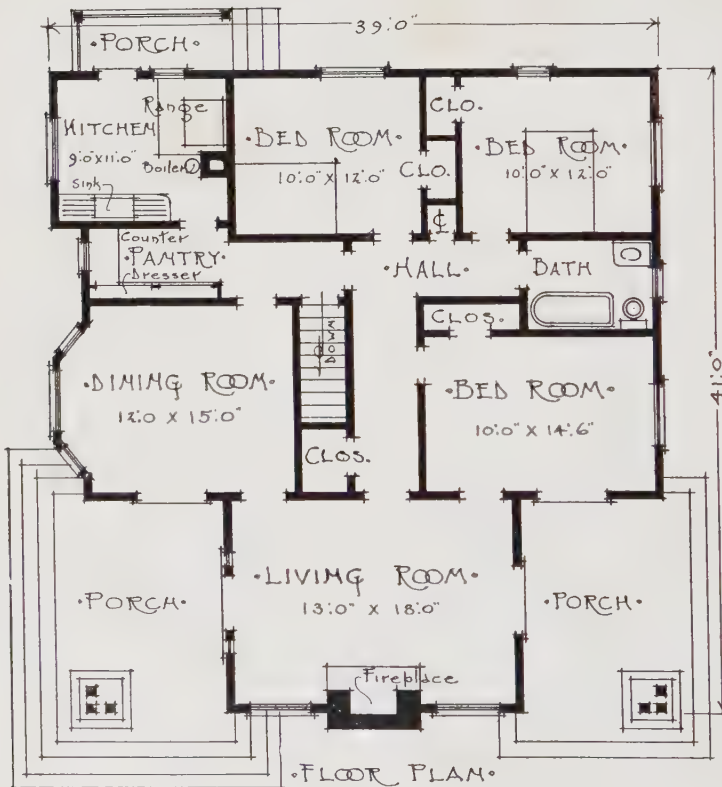


DESIGN NO. 1372.

The attractive feature of this design is the quaint and beautiful outside chimney in exactly the center of the front gable, flanked by two well proportioned casement sash and a porch

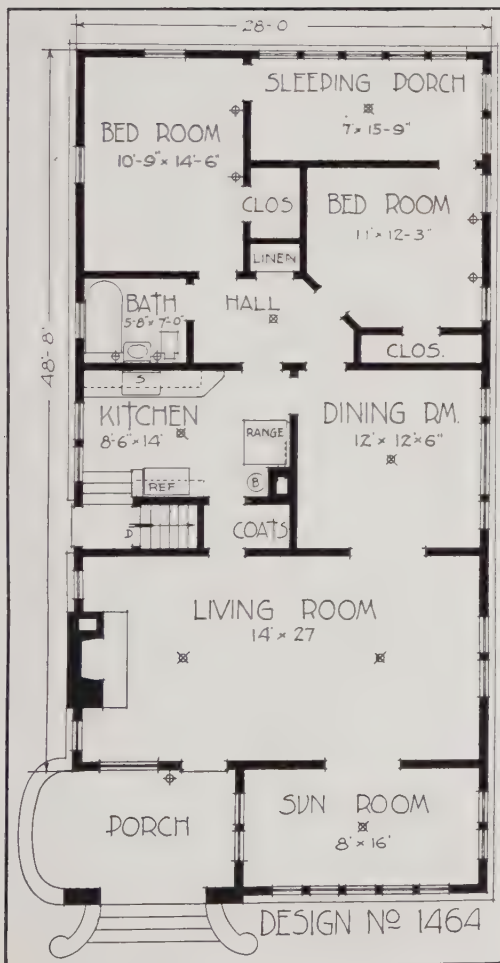
on either side with broad entrance steps of unusually easy rise and width of tread.

Indeed, this design could be very easily developed as a "double bungalow" by slightly increasing the width and depth, and stealing a little of the porch steps on each side to add to the two living rooms on the front, that would then become necessary.



The central hall is a very convenient feature of this arrangement, connecting as it does the chambers and kitchen with the bath room. An abundance of closet space, the joy of the housewife, is provided.

The additional advantage of a third bedroom is provided for in this design, making it available for a very good sized family, and full privacy is secured by means of a bed chamber hallway connecting these rooms with bath etc.



DESIGN NO. 1464.

This roomy bungalow plan is adapted to a narrow lot. You recall the old missions of California when you walk up the broad walk to the entrance porch and you find the porch a very comfortable place to sit down in and rest on a sunny day. When the wind blows you can lounge in the airy sun room and for evenings there is the long living room with its fireplace.

The dining room is well lighted and the kitchen compact and well arranged. The rear entrance is convenient to the street and makes access to the basement easy.

The bedrooms are at the rear, away from the street noises and separated from the rest of the house by the little hall. The sleeping porch has room for several cots and is convenient for either bedroom.

The bathroom is easy of access and the plumbing most economically planned. There is ample closet room throughout.

On the exterior, brick with a few cobble stones inset is used to the sill course throughout and to form the hospitable arch of the front porch. Above it shingles have been used in an ornamental way and the roof is also shingled.

The interior is finished in Oregon pine stained in the front part of the house and painted in the rear rooms.



DESIGN NO. 1366.

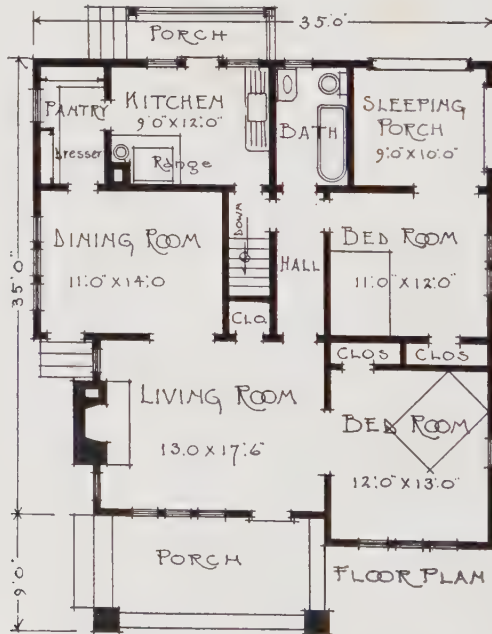
This is another beautiful type of the low-roofed California bungalow, that, raised a couple of feet on a brick, cement, or stone foundation to provide cellar windows equipped with a heating apparatus, would make a most excellent home for the more severe climates of the Eastern, Central or Northern States. The use of concrete or a white cement brick for the beautiful outside chimney and the porch columns and rail, makes a very distinctive and attractive feature of the design.

The shingles covering the exterior are laid alternately, one very wide course, and one

very narrow, giving a very attractive effect.

In floor plan arrangement, the rooms open up very nicely together, and are a very good size, but if larger rooms were desired, it would be a very easy matter to simply build the house two or three feet wider and deeper.

The plans of this design are drawn for a full basement upon a concrete foundation, letting concrete show above ground and providing good basement windows. There is also provided an outside rear cellar entrance, making the house practical for winter, as well as for the milder California climate.





DESIGN NO. 1901.

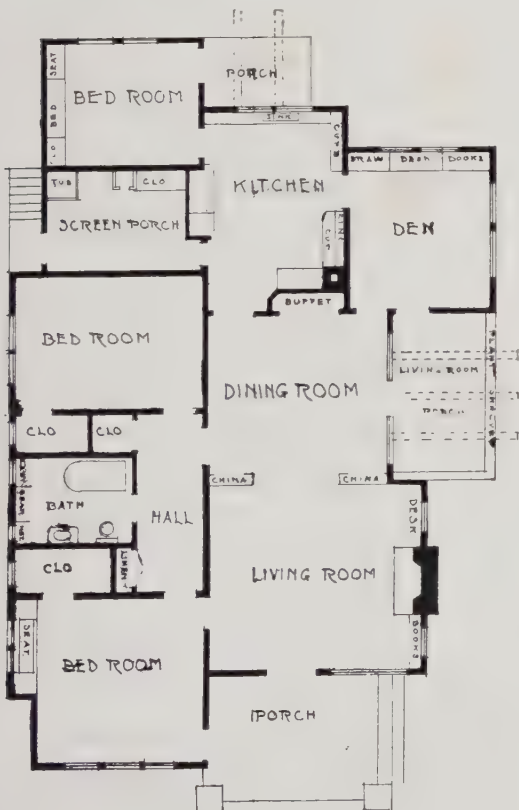
Every detail of the plan as presented, has worked out practical, and after a year's occupancy of this home, the owner feels happily

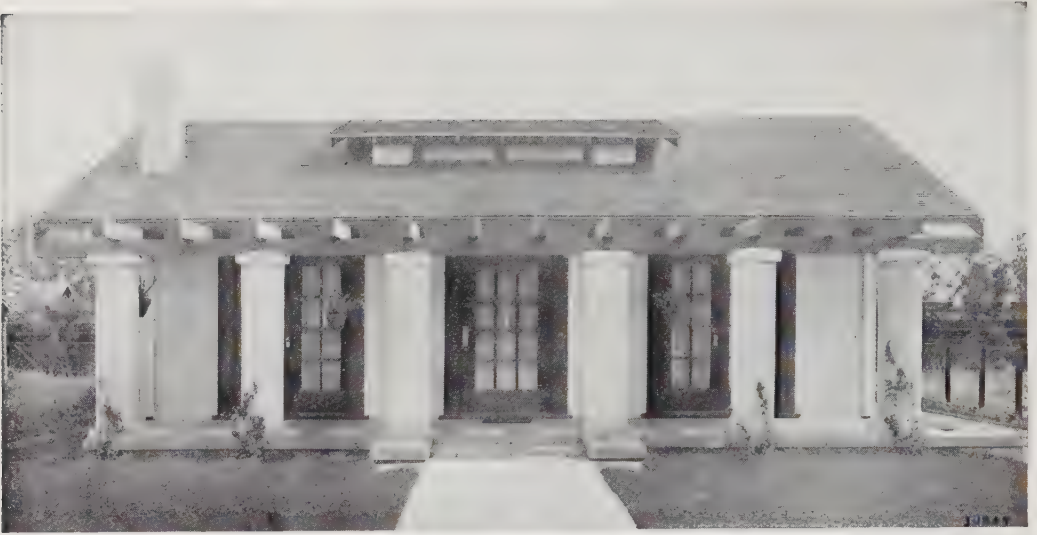
compensated for the much time spent upon every detail. It is really the details after all that unite to make the whole a success.

The plan shows the general arrangement but will mention a few of the important features, particularly in the kitchen. It is indeed practical and beautiful as well. It is buffet style, finished in white enamel woodwork. Blue and white linoleum covers the floor. There are cupboards in all of the wall space from floor to ceiling. Each one is designed for a special use—utensils, dishes, cooler, fruit, storage, jelly and pastry cupboards. There are zinc lined drawers for bread, cake and sugar; a zinc covered table at the side of the stove; a plaster hood over the stove with ventilator in the top to carry off odors and smoke; a pastry cabinet with built-in flour bin and sifter attached; a built-in ironing board; a wood stone sink drain built 36 inches high instead of 30 inches, the average height, which is hard on the back; and the dish cupboard placed where the dishes can be put into it directly from being dried, without taking a single step. In this kitchen, work all but does itself.

The den is a room for genuine comfort. It is used as a breakfast room, a sewing room, and a sitting room for the family, and is connected by a French door to the living room porch.

Other noteworthy features are: a beautiful arch between the living room and the dining room; the placing of a screened porch at the side on the North (always cool for the laundry) thus giving an east exposure for the rear bedroom; tile mantel; hardwood floors; two china cabinets opening from the buttresses in the dining room and an unusual amount of built-in furniture throughout the house, all of which lessens the expense of furnishing the home.





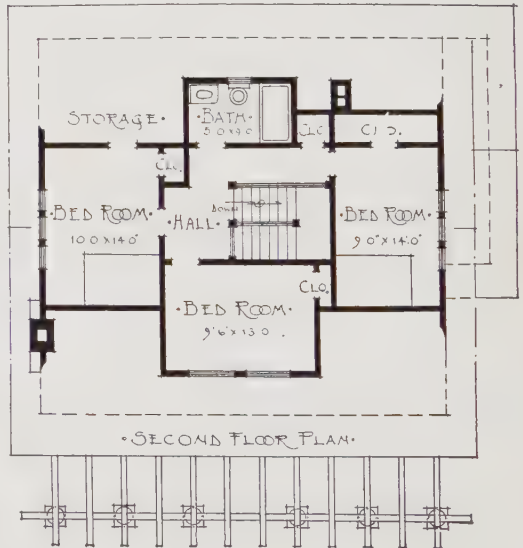
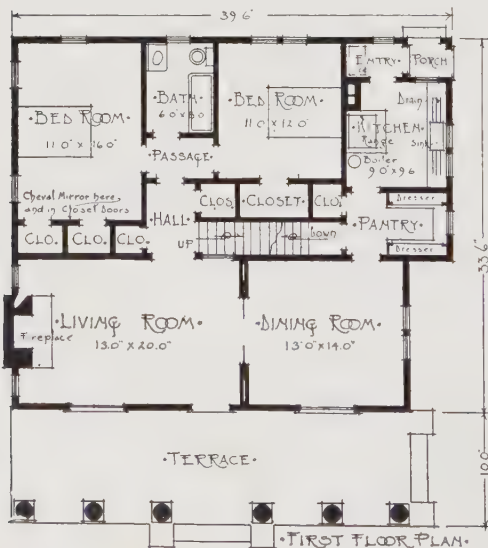
DESIGN NO. 1349.

The French windows opening on the wide terrace and the sturdy cement columns give an air of openness and hospitality that is truly charming.

This same feeling permeates the floor plan suggested for this elevation. The living room and dining room opening upon the porch with French windows, and into one another through sliding doors, give a most delightful interior. A wide archway opens to the stair hall where are two large closets for coats and linen, as desired. Off the hall is a passage connecting the downstairs bedrooms and bath, permitting complete privacy. The larger and corner room is intended for the owner. It has two large closets with full length mirrors in the doors.

Where more than two bedrooms are required, the adjoining plan shows how by increasing the pitch of the roof more than that shown in the illustration, three bedrooms and bath are arranged for on the second floor. The ceilings of the end rooms slope a little to the front and rear but not enough to interfere with full head room.

The service portion of the house is quite complete and has a pantry, equipped with glass enclosed shelves, and counter with drawers, cupboards and bins below, which connects with the dining room. Here also is a stairway to the basement and commodious closets for pots and pans and the other culinary necessities. An entry from the rear porch furnishes a place for the refrigerator.

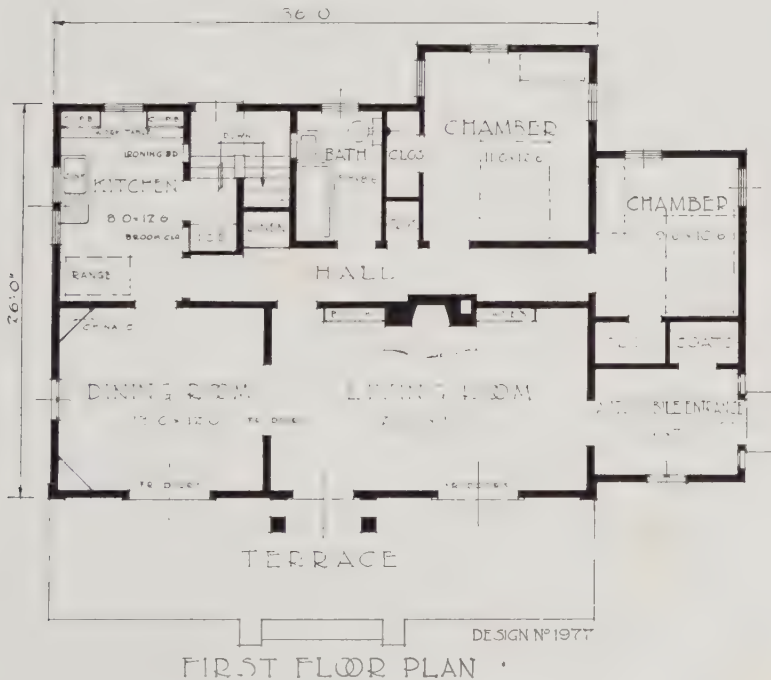




DESIGN NO. 1977

Colonial detail prevails in the architecture of this home which is designed and planned in a very satisfactory manner. The house has a good facade, the openings giving balance. Beside the main entrance, French doors open on each side of entrance upon the terrace, which may be brick, tile or cement instead of lawn.

The automobile entrance adds a desirable convenience to the strictly up-to-date home and with drive running close to house, the wide cornice of house serves as sufficient protection against rain in stepping from car. This arrangement takes the place of the less desirable, porte-cochere.





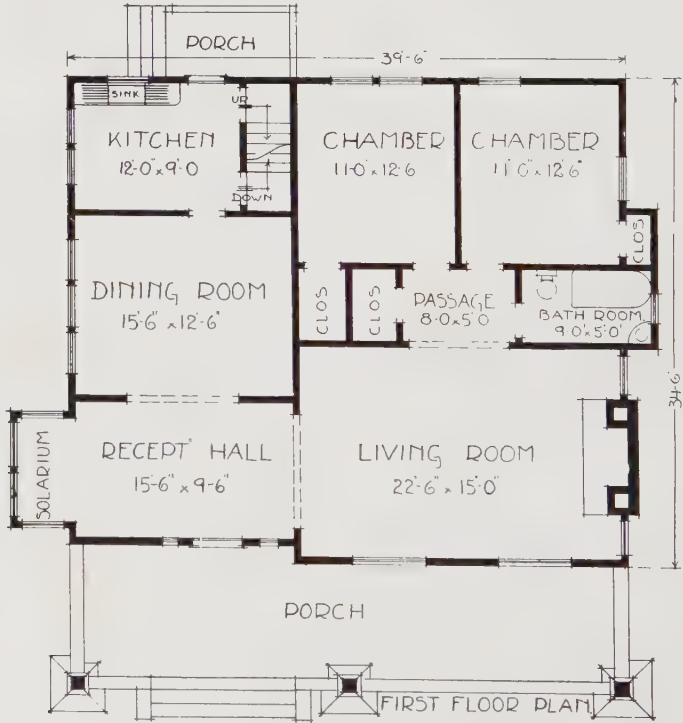
DESIGN NO. K-1397.

A very attractive home designed as a bungalow is here shown by photographic reproduction of house as actually built on the western coast. The owner has used a combination of concrete and wood, the porch piers, wall and rail being built of cement. Siding used for the exterior walls. We think that a substitution of shingles would be most effective. A particular feature of the porch is the heavy timber treatment in the upper beam, with the roof rafters resting on same and projecting several feet beyond to give shelter to the porch

from the hot sunshine of that part of the country.

The living portion of the house is all on one floor; the same provides a splendid large living room, off of which, through a narrow passage, are the two chambers. Finish, pine, poplar or cypress. This home was built for winter occupancy and basement is provided under the main house, with small hot air furnace, laundry and storage room.

Width, 39 feet 6 inches. Depth, 36 feet 6 inches. Height of first story, 10 feet.





DESIGN NO. K-1350.

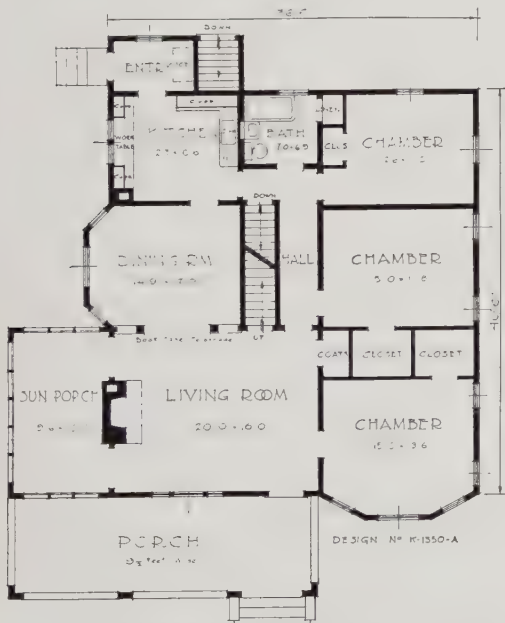
This bungalow is one of the most popular designs in the collection. Its outlines are not only extremely picturesque and pleasing, but the floor plans are well studied, making them very convenient and homelike.

The porch 10 feet wide upon two sides is an important feature, making the living room a cool, pleasant place during the hottest days in summer. There are six rooms not including the bath room on the first floor, and space in attic for one or two bedrooms with low height ceilings. The interior finish and floors are yellow

pine. The columned opening between living room and dining room with the adjacent open stair forms a pleasing vista. There is a full basement with outside entrance, containing a laundry, drying room, cellar, heating room with furnace and a fuel room.

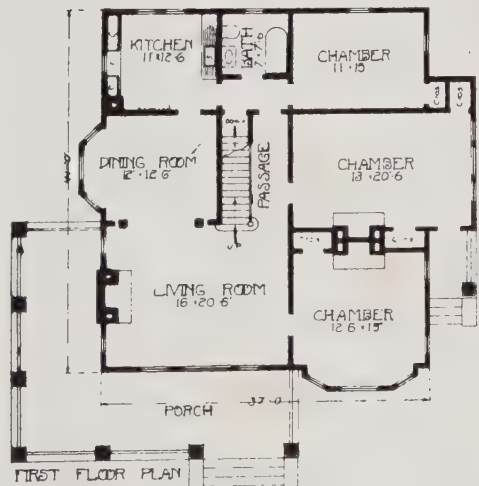
It will be noted we have two different plans, A and B. In plan A the side entrance is omitted and the foundation is 36 feet, 6 inches by 40 feet, 6 inches and has the sun room which in plan B is six inches larger each way. Also in this plan the middle bedroom is larger than in plan A but closets are somewhat smaller.

Plans may be secured for either arrangement at the same price.



FIRST FLOOR PLAN

Plan A



FIRST FLOOR PLAN

Plan B



DESIGN NO. 1360.



This design has been selected as an interesting example of mission treatment. The end walls break with an attractive outline against the sky, and the wide overhanging eaves pass interesting shadows upon the light brick of the wall.

Six rooms and bath have been provided for in the floor plan suggested for this bungalow. The front porch will make a pleasant outdoor living room. The regular arch openings allow it to be readily screened or glassed in, and the overhanging roof protects it from the direct rays of the sun. A glass door with side lights opens into the living room, which with a den, occupies the front of the house. A post and panel treatment partly separates the two. Adding considerable interest to these rooms an open fireplace has been planned against the side wall. High windows are placed on either side so that bookcases could be effectively placed underneath. A closet for coats and hats is in the living room opposite the entrance door, and a wide cased opening connects with the dining room.

The kitchen gives direct service to the dining room and is conveniently equipped. Generous dresser accommodation are provided, and space for the refrigerator is arranged in the rear entry. An economical feature is the planning of the bath immediately adjoining, allowing sink and bath fixtures to use the same line of soil. Access to the basement is had by a flight of steps from the rear entry. To get full head room it was necessary to cut through the kitchen floor, over which has been ingeniously worked the kitchen table.

The basement extends under the entire house, has cement floor and rough plastered ceiling. A laundry is partitioned off under the corner of bedroom and bath. Provision is also made for the fuel bins and a cold storage closet.

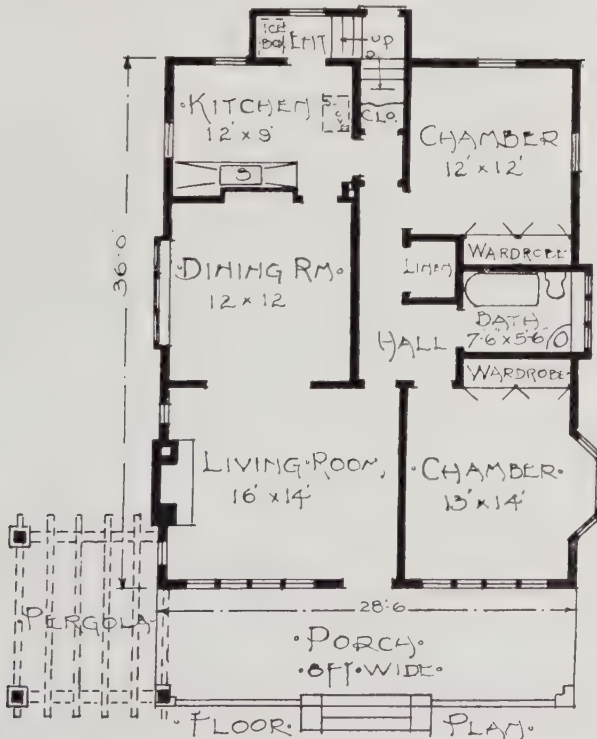


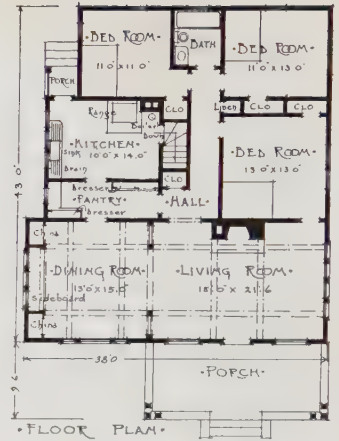
DESIGN NO. K-1436.

This shingled design is especially attractive because of the many windows looking out from the front and no porch columns obstruct the view. A small pergola affords an opportunity for an attractive setting of vines. The living room is of generous size with a fireplace of brick facing, and opens directly to the dining room and a private hall. The kitchen sink and stove are conveniently located for service, while in the entry is the ice box and the stair to basement. Basement is 7 feet 6 inches in height under a portion of

the floor space only and contains a small furnace. Two chambers, upon a private hall from which is a linen closet and bathroom are in white enamel. The remaining rooms are in Georgia pine with Georgia pine floors throughout. This arrangement is very compact and pleasing and makes an ideal bungalow home. Low attic space.

The height of the story is 9 feet 6 inches, the attic space affords ventilation only. The size upon the ground, exclusive of projections, is 28 feet 6 inches by 36 feet.





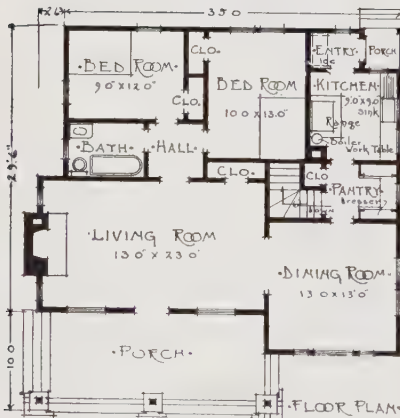
DESIGN NO. 1373.

Here we have a very complete modern bungalow home, the living rooms of which extend entirely across the front, with beamed ceilings, built-in china closets and sideboard, columned openings, and very nice finish, making an unusually effective and attractive interior.

The plan suggested provides for three nice bedrooms with bath, all opening off the bed-

chamber hall, giving splendid privacy as well as acceptability, and the kitchen arrangements are exceptionally good, with a very liberal pantry provided.

Plans are drawn for this design providing for a full basement under the entire house with outside cellar entrance-way, hot water heating apparatus, etc.



DESIGN NO. 1374.

This bungalow with its porch timber work, and unique outside chimney and porch piers, makes an unusually attractive design.

Brick being used really only in the chimney and porch work gives a touch of substantiality without adding but very little to the cost, and it will be noted that the porch railing is omitted. The cement porch floor coming right

out between the porch piers gives a very pretty effect. A heavy long chain could be used for a guard on the porch between the piers if such were desired.

There is a full basement provided for this design, outside cellar entrance-way, hot water heating apparatus, fuel room, laundry, vegetable cellar, etc.



DESIGN NO. 1358.

Though thoroughly modern in design, the long white painted shakes and the entrance treatment gives to the above bungalow a peculiarly quaint elevation. Flowering vines tumbling over the side pergola and supported in some unconventional manner at the side of

the entrance door would add considerable interest and give to it an even more permanent and satisfactory air.

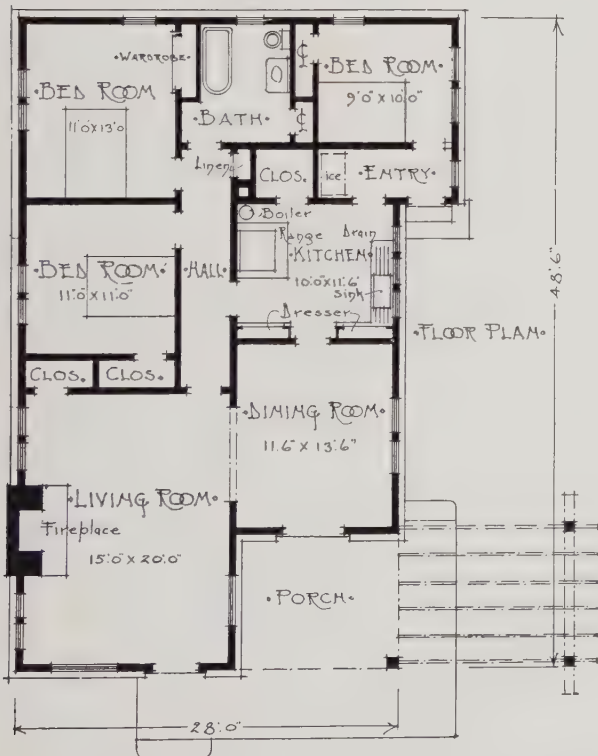
Suggested below is a floor plan for this interesting elevation. No basement has been intended. However, if one were desired, it could be readily arranged for. Every inch of space has been accounted for in planning, and the result is both attractive and convenient.

Exposed on three sides the living room will be a veritable garden of sunshine. The fireplace of bluish tile would give a cool and restful touch of color and form the keynote to the decorative scheme of the house. Through a wide archway, the dining room immediately adjoins, fully as attractive and opens on to the porch through a pair of glass doors.

There is direct service from the pantry kitchen, where closet room and modern conveniences are provided. An entry gives space for the refrigerator and opens to the kitchen and maid's room. This is a feature thoroughly appreciated by the domestic of today, and reflects in turn upon the general happiness of the mistress of the house.

The master's bedrooms open upon a central hall to the living room. Generous closets are in each room and linen shelves with drop doors are arranged in the hall.

Louvers under the gables allow for a continuous circulation of air under the roof, which carries off the heated air arising from the various rooms through adjustable ceiling registers.

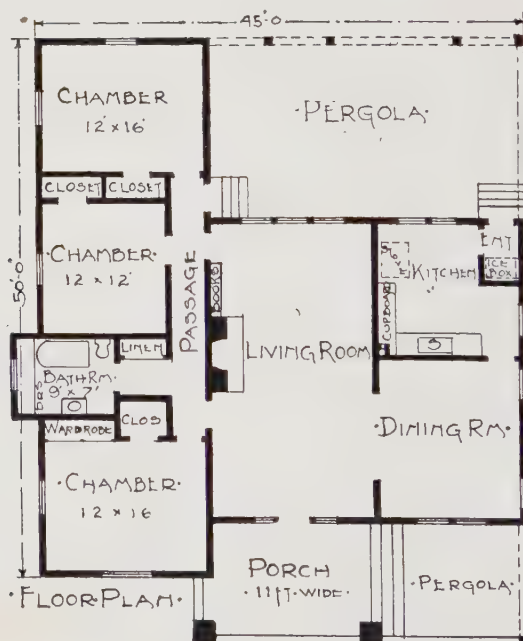




DESIGN NO. K-1443.

We have here a very attractive little bungalow in stucco finish. The living room is the feature of the house, being 15x28. The dining room and kitchen are at one side and three chambers and a bathroom at the other communicate by a passage way. The arrangement upon the ground is irregular, the greatest dimensions being 45 feet wide by 50 feet long, including the rear pergola. This would be greatly in excess of the actual amount of floor space. The living and dining rooms are finished in Washington fir

stained a dark brown. There is a brick fireplace. The chambers are in pine white enameled and the floors throughout are of Washington fir. The height of the story is 9 feet 6 inches. There is no provision for cellar or heating plant, it being built in a warm climate. They could readily be provided for if desired. In our northern climates such a bungalow would be very attractive and desirable if provided with these accessories. Attic space for ventilation only.





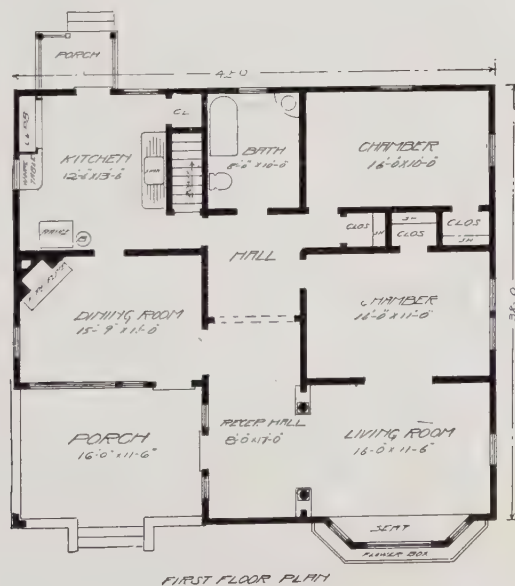
DESIGN NO. 983.

In this bungalow design we have what might be termed a good sized one story cottage, the entire exterior of which is intended to be of shingles. The cost estimate does not contemplate a heating apparatus. There is a good sized cellar, however, and ample room for heating plant, if desired.

The plan provides five good-sized rooms, ample closet space, bath, etc. The living room connected with hall by means of a columned

archway, gives an impression of spaciousness, while a fireplace of simple design and red pressed brick facings and hearth, is provided in the dining room. The attic space may be reached from a scuttle or a stair might be built over the cellar stair with entrance from kitchen closet.

Finish intended is pine, poplar or cypress, painted or stained.



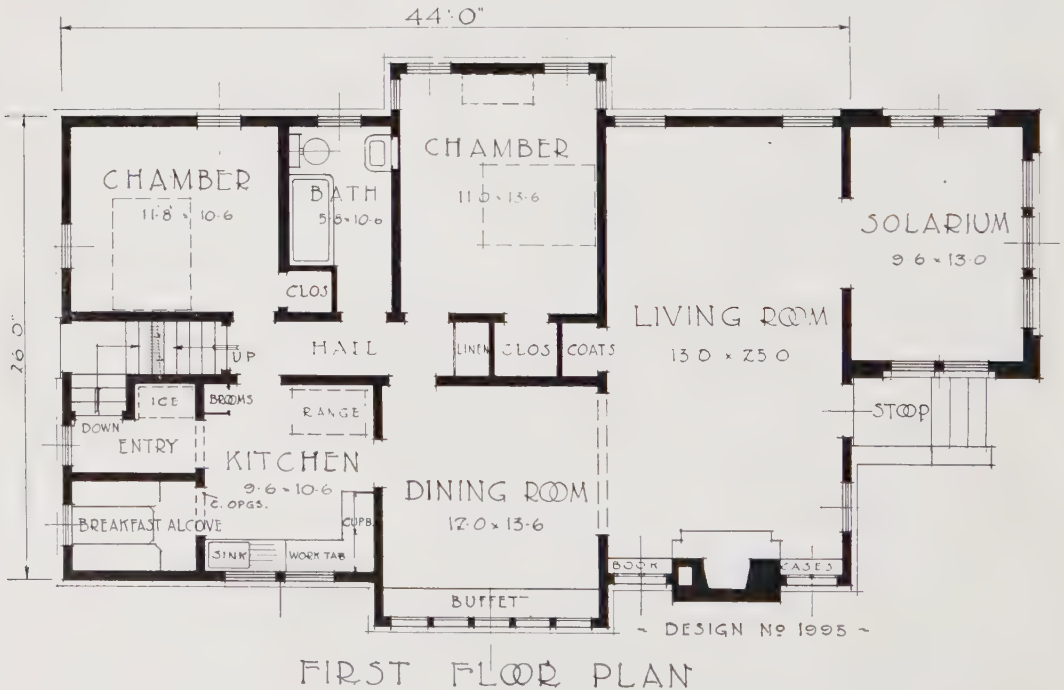


DESIGN NO. 1995

Face brick is used in conjunction with portland cement stucco in an interesting way, with a slight relief of the plain wall face by running perpendicular timbers in the gables. The solarium, or so frequently termed, sun-room, is of brick to the heads of the windows, and the walls are of brick to the line of the window sills, except for the dining room and chamber

extension, where it is used only for the basement course. The service portion is well equipped, with breakfast alcove opening off kitchen.

This is a very nice appearing six-room bungalow, meeting the very latest ideas and conveniences of the modern one-story residence.



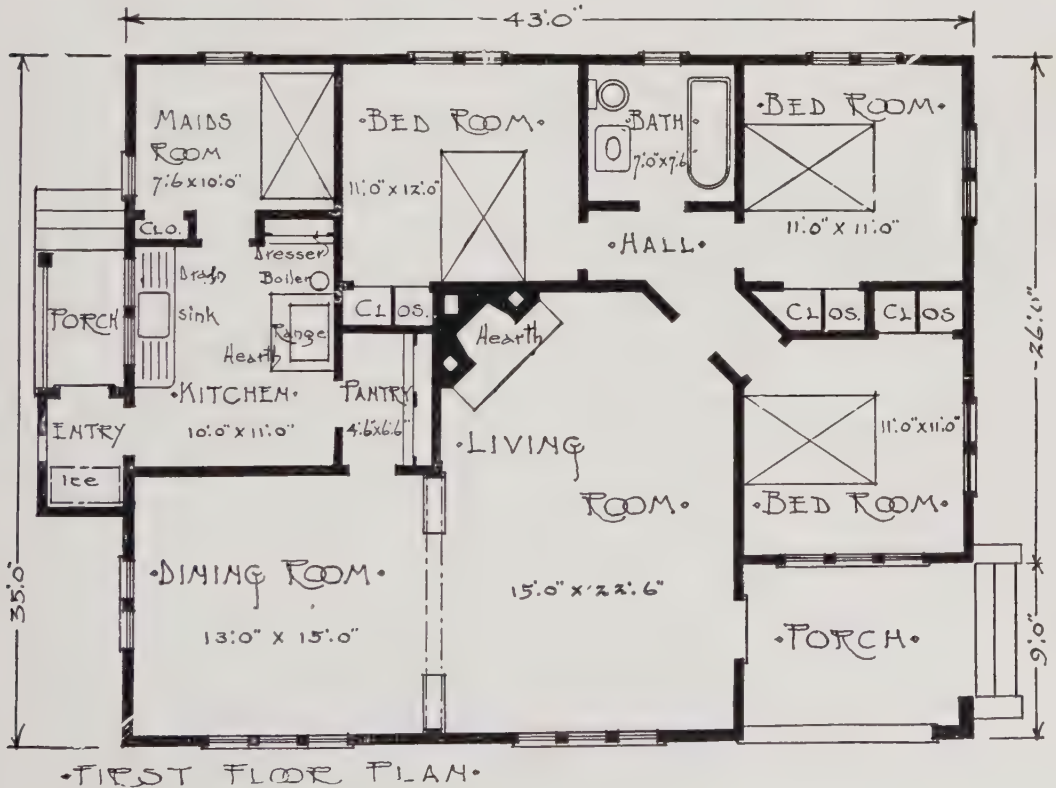


DESIGN NO. 1325.

In the above elevation, simplicity and economy of construction in conjunction with good proportions, have developed a cozy and attractive bungalow home.

In the plan shown below is an arrangement of rooms adaptable to such exterior treatment. The various rooms are pleasantly and conveniently disposed, consistent with attractive interior effects and domestic requirements. The bedrooms, three in number, have

each direct access to the bath without the annoyance of having to pass through other rooms. The maid's room opens from the kitchen and so keeps the service portion of the house en masse. An entry from the rear porch is planned to accommodate the refrigerator, and the dresser in the kitchen will give stowage space for pots and pans, the kitchen china and cutlery. All windows, except those in the kitchen, are planned as casements.





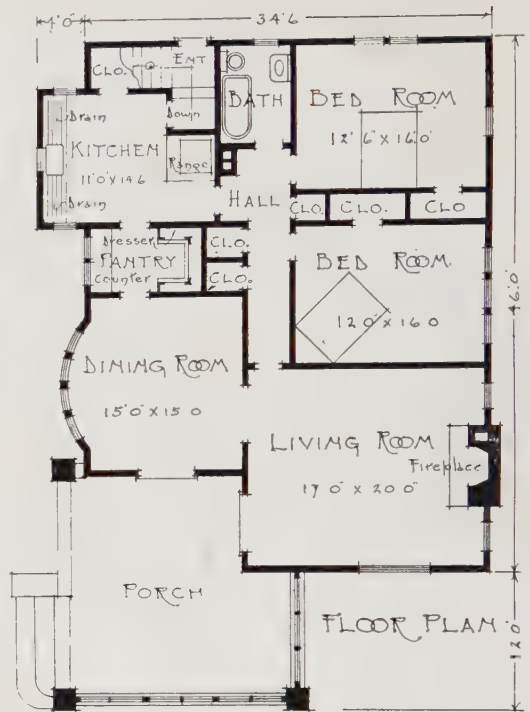
DESIGN NO. 1405.

Here we have an usually attractive exterior, the outer walls being covered with white coursed shingles, and the very substantial front effect secured by the use of a little brick and cement work.

The porch of this design is unusually attractive, being almost square, and the interior floor plan arrangement leaves nothing to be desired.

In addition, the space saving arrangement of combination cellar and rear grade entrance stairway from kitchen is secured, as well as is the most liberally fitted up pantry.

There is a full basement under the entire house, hot water heating apparatus, laundry, etc., provided.

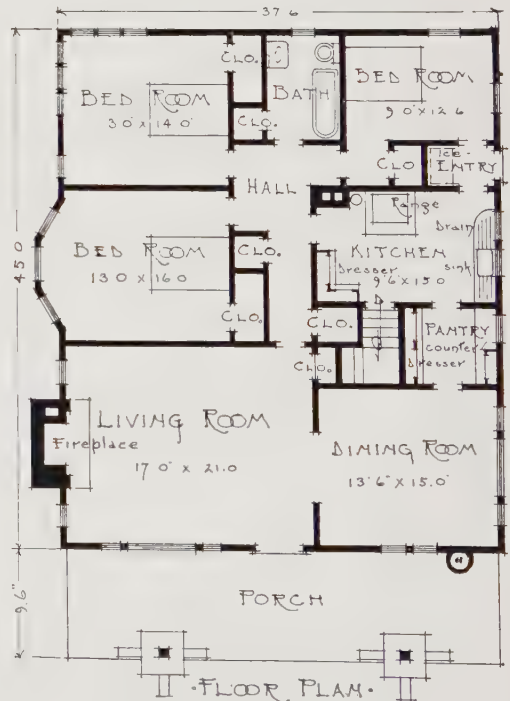


DESIGN NO. 1421.

Another beautiful design with a wide spreading roof, white canvassed, and with effective stucco and timber work on front porch, and an unusually attractive outside stucco covered chimney.

In the plan here suggested for this design, there are provided three very nice bed chambers, opening off the bed chamber hall, giving access to bath and other rooms as well.

There is a full basement, with hot water heating apparatus provided, laundry, outside rear cellar entrance also.





DESIGN NO. 1318.

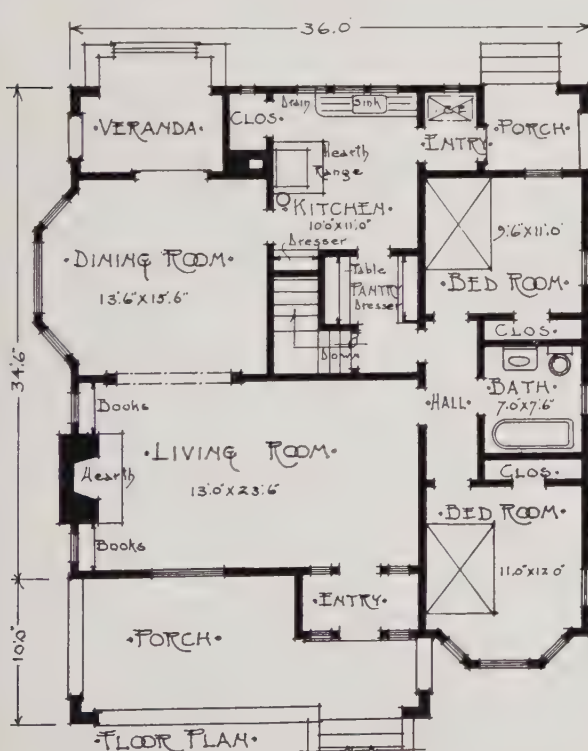
An exceedingly fine example of a bungalow built on artistic lines is shown in this elevation. The side walls are plastered with cement mortar.

The living room in the floor plan suggested below is entered through a vestibule from the front porch. An artistic fireplace with book

cases built in on either side below casement windows completely furnishes one end of this room. Beyond is the dining room with a wide bay affording views to both front and rear. The center window of the bay is raised to accommodate a china or glass closet below. A veranda with extended balcony overlooks the garden and connects with the dining room through a pair of glass doors.

The kitchen is well arranged with a roomy dresser and a good sized pantry. Alongside the range is a large ventilated store closet and opposite an entry with provision made for a refrigerator, leading to a service porch. The kitchen connects with the bedroom hall and basement through the pantry.

Two bedrooms and bath are provided. The front bedroom is unusually desirable having a bay window exposure to the front. Both bedrooms have windows on two sides and are thus assured of an abundance of fresh air and sunlight. The bedroom closets are ventilated to the attic through registers in the ceilings. The attic is provided with ventilating louvres in the front gable. A full basement extends under the kitchen, dining room and pantry. The laundry is located under the kitchen and a cold storage closet under the pantry. The balance of the basement provides ample room for heating apparatus and fuel bins.



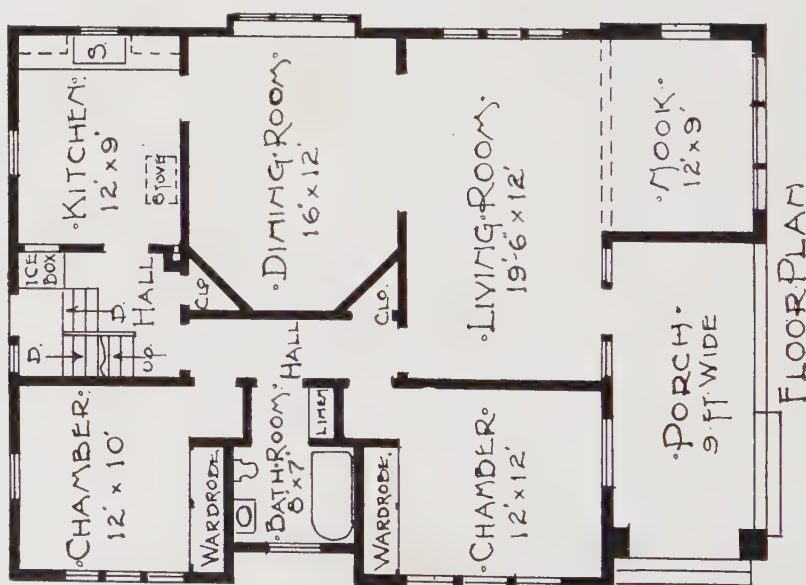


DESIGN NO. K-1435.

This unique porch with stone piers will at once catch the eye of the home-builder. The body of the house is of shingles stained, and the sash is painted white. The living room is generous in size and contains a nook. To the rear is the dining room and kitchen splendidly arranged. In the rear hall is the ice box and the stair to basement. The basement, under rear part only, provides for a small furnace with fuel bins and storage. Its height is 7 feet

6 inches. There are two chambers with wardrobes and two available closets upon a private hall, in white enamel, balance of finish is of Georgia pine with Georgia pine floors throughout. Height of the story is 9 feet. The attic space would accommodate two rooms. They would be 8 feet 6 inches at the highest point and have only head room at the sides.

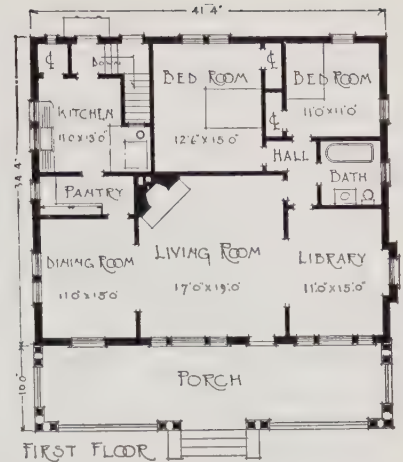
The size upon the ground is 32 feet wide by 43 feet 6 inches deep, including everything.





DESIGN NO. 1375.

Here we have another very attractive design for a brick bungalow, with shingle gables, and having a floor plan arrangement that gives a sweep of living rooms entirely across the front of the house, that is unusually attractive. There is an outside combination grade entrance staircase from kitchen, with a splendid large pantry and kitchen closet provided.



The basement extends under the entire house, has hot water heating apparatus, laundry, etc.

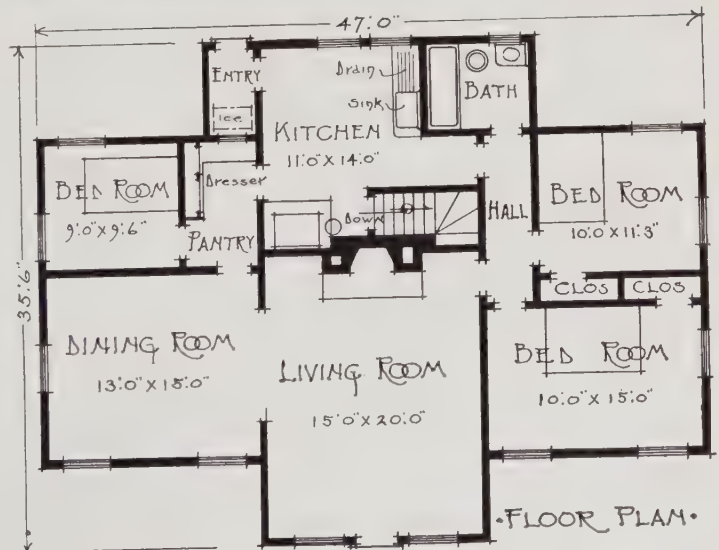
DESIGN NO. 1376.

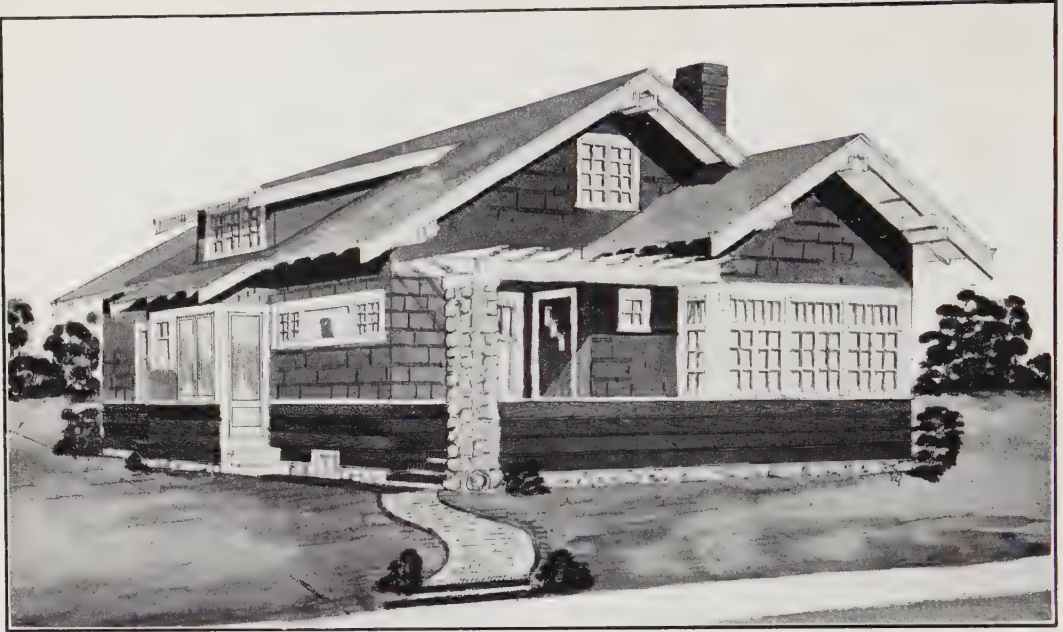
Here we have a unique and very attractive little design for a bungalow that is extremely chaste in its exterior treatment, and yet has a real domestic charm. It would make a most admirable Gate Lodge for an estate, and a most refined home for anyone not wanting anything pretentious.

The floor plan arrangement is certainly all it could be desired, with its beautiful living rooms, two fine bedrooms with connecting hall and bath, with a maid's room also provided.

There is a full basement under this house, hot water heating apparatus, outside rear cellar entrance, laundry, etc.

Exterior treatment is of clapboards up to window sills stained in rich brown with cement stucco above. The plaster cast ornament over the front entrance is a rather unique feature.





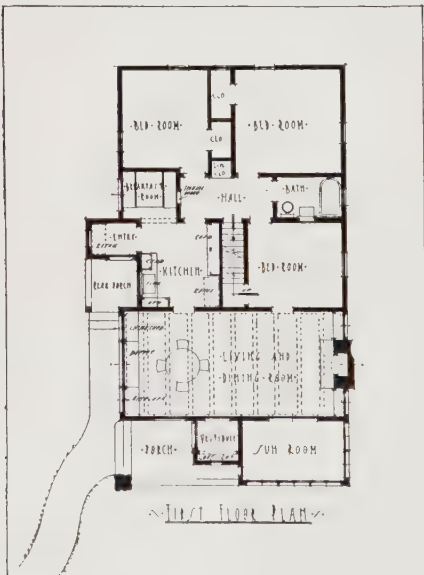
DESIGN NO. K-1760.

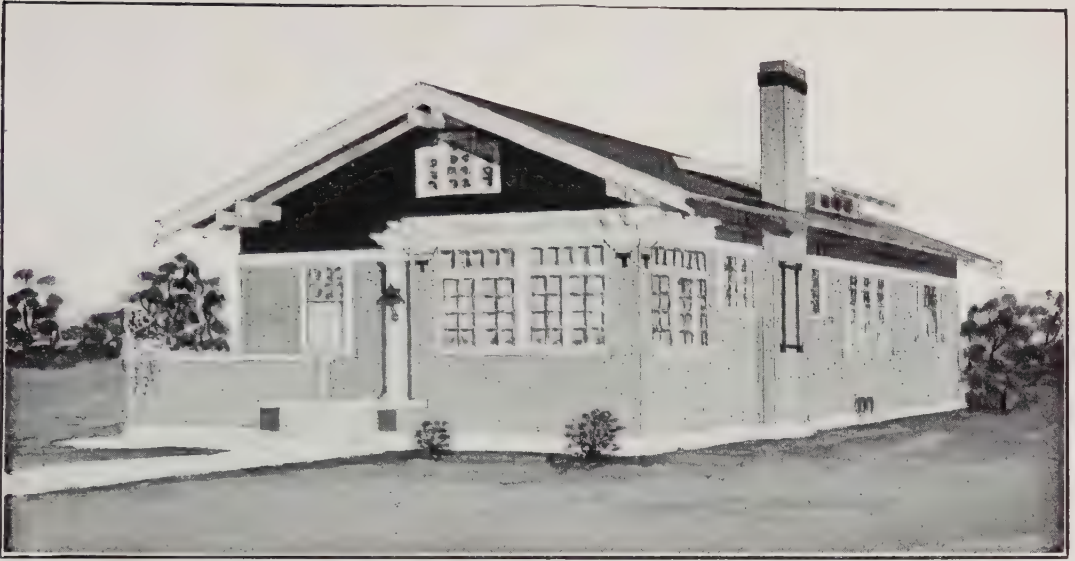
In decided contrast to the interesting homes preceding, we have here a combination of boulders, rough-sawn boards and side shingles, or shakes, as materials used in the building of this bungalow. The designer suggests a brick walk and brick steps up to the open porch covered with pergola beams. This porch, of course, will be covered as soon as growing vines have time to make a covering of Nature.

Here we have a large vestibule with coat closet accommodation and entrance into the middle of living room, which extends across the entire width of house.

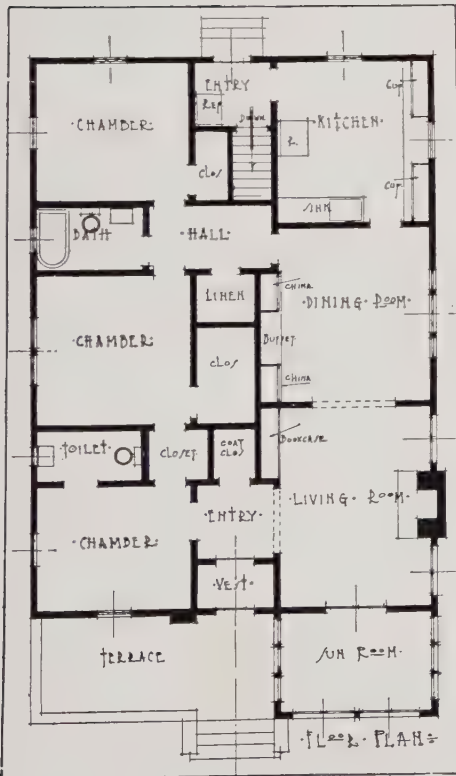
This living room is a combination of dining and living room, and is planned for beam ceiling and provided with brick fireplace. There also are French doors which open from this room onto the sun porch. Where economy of space is also a necessity, as generally is the case in a bungalow residence, a combination living and dining room is a very happy thought, in fact, many people look upon an exclusive dining room as really unnecessary, for it would take quite a chunk out of the plan. This room, if separated entirely as a dining room, would hardly be less than 12x12. This is approximately 150 sq. ft. and would represent as its proportionate share of the cost, an investment of about \$500. This would be about half as much as your living room would cost, and when you consider that you spend about one-fifth as much time in the dining room as you do in the living room, it will be seen from the standpoint of utility that the advantages of an exclusive dining room are not so important after all. This is particularly true where a small breakfast room may be provided for, adjoining from the kitchen. This room can be about the size of a rear porch; can have a built-in table and benches and serve as an eating place, and at least for the early morning meal, and very likely for the luncheon.

A good-sized kitchen with a rear entry and convenient side porch. Three good-sized bedrooms and bath room make up a most complete bungalow residence.





DESIGN NO. K-1754.



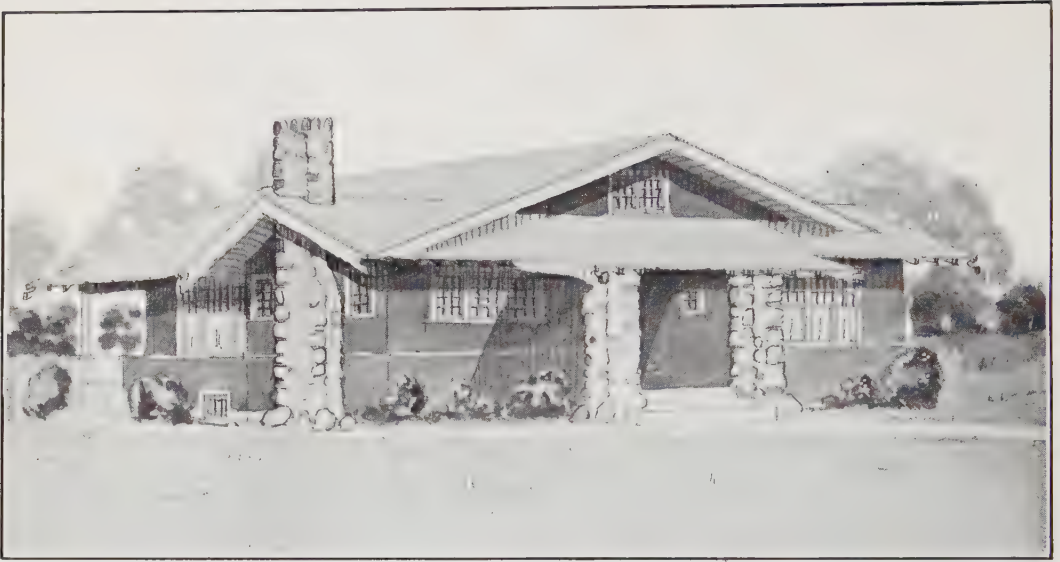
In this bungalow design the details are simple. The treatment of a sun porch with a flat roof and pergola beams is rather unique; the addition of vines clinging to the cement and beams will add much to its charm. The floor plan places the living quarters on the south, with the bedrooms on the north, if this were built on a west front lot as originally planned.

The plan contains everything that could be asked for. The living room has built-in bookcases and fireplace; the dining room, buffet and china cupboards. The owner of this place will surely never complain for lack of closet room. Oftentimes badly needed closet space is sacrificed for the sake of large bedrooms. In this case, the bedrooms are all good sized, each provided with a large closet. In fact the closet space for the bedrooms totals about 17 per cent of the bedroom space. This does not include a large coat closet and an extra large china closet.

The design does not provide for finishing off any rooms in the attic, but the roof is of sufficient height to provide good ventilation during the summer, and is steep enough to freely carry off water from rain and melting snows. If desired one or two rooms with low ceilings could be finished off; a stairway provided over the basement stairs.

A full basement would furnish an abundance of space; laundry, dry and vegetable rooms, etc.

A suggested color scheme would be tan colored cement (rough cast) with white cement base, coarse, trowelled smooth. Shingles stained brown and roof green, the trim to be painted white.



DESIGN NO. K-1785.

A moderate use of cobblestone in the building of the bungalow may be made most effective. In this design has been secured a somewhat rustic effect by the use of cobblestones for the chimney and the porch supporting columns. The bungalow rests upon a shallow foundation wall built of two courses of field stone; no basement. The outside walls are sided with wide rough sawed boards to be stained and further emphasizing the rustic appearance of the design.

The interior is planned so as to secure the benefit of practically one large room by merely

separating dining room from living room by wide columned opening.

The kitchen is conveniently located with entry to a side porch and is equipped with more than the usual amount of cupboards, work tables, etc.

Three chambers open off the center hall, all of generous size, with bath situated between the front two. The bath also opens off the hall, a very desirable feature. This is a simple little bungalow which will appeal to a great many desiring an inexpensive summer residence.



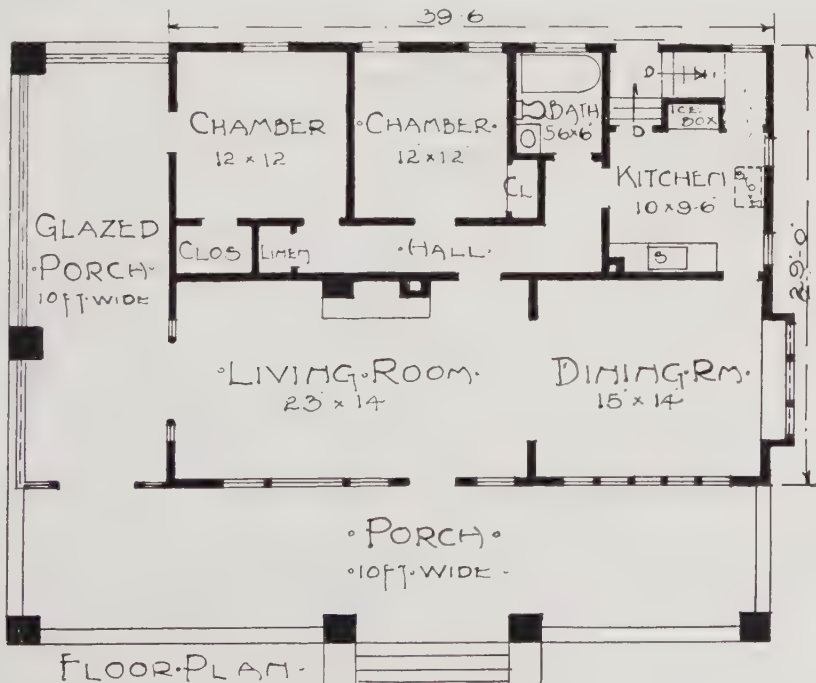


DESIGN NO. K-1455.

We have here quite a pretentious bungalow with an attractive porch with stone piers and balustrade. The living room contains a brick-faced fireplace and the dining room is adjacent connected by a large cased opening. At the opposite end the living room communicates with a glazed and screened porch. The kitchen is well appointed. There are two chambers, linen closet and a good bathroom. There is a closet for kitchen over stairs. This makes a very roomy and attractive bungalow

and would make a pleasing home for a wide lot. It is 39 feet 6 inches wide and 29 feet deep, exclusive of the porches. The rooms, other than the chambers, are finished in Georgia pine with Georgia pine floors throughout. The chambers are in white enamel.

The height of the story is 9 feet 6 inches. There is a basement under a portion of the house in which is located a furnace with fuel bins, laundry trays, vegetable cellar and necessary storage space.

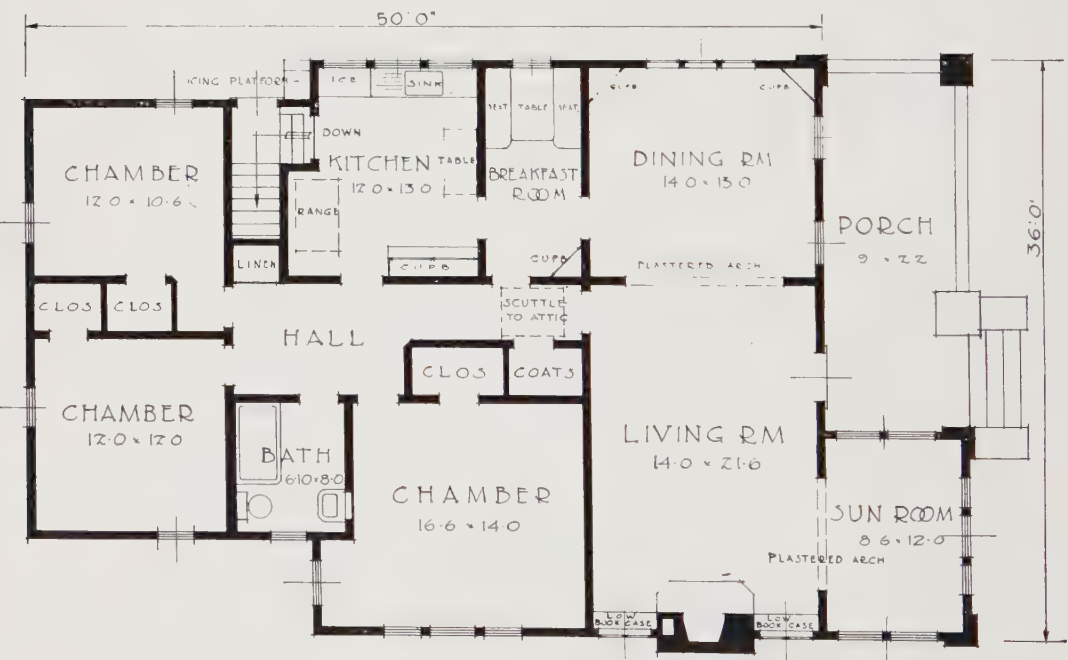




DESIGN NO. 1994

A most delightful "homey" atmosphere surrounds this design built after revised plans of Number 1379. Two principal changes were made in the exterior, one being a different treatment in the detail, and the other a considerable elevation in roof pitch.

The interior plan has the added advantage of a breakfast room. The bath is located at the side instead of at the rear, otherwise this plan retains the main features which have so popularized this scheme of rooms.



FIRST FLOOR PLAN

DESIGN NO 1994

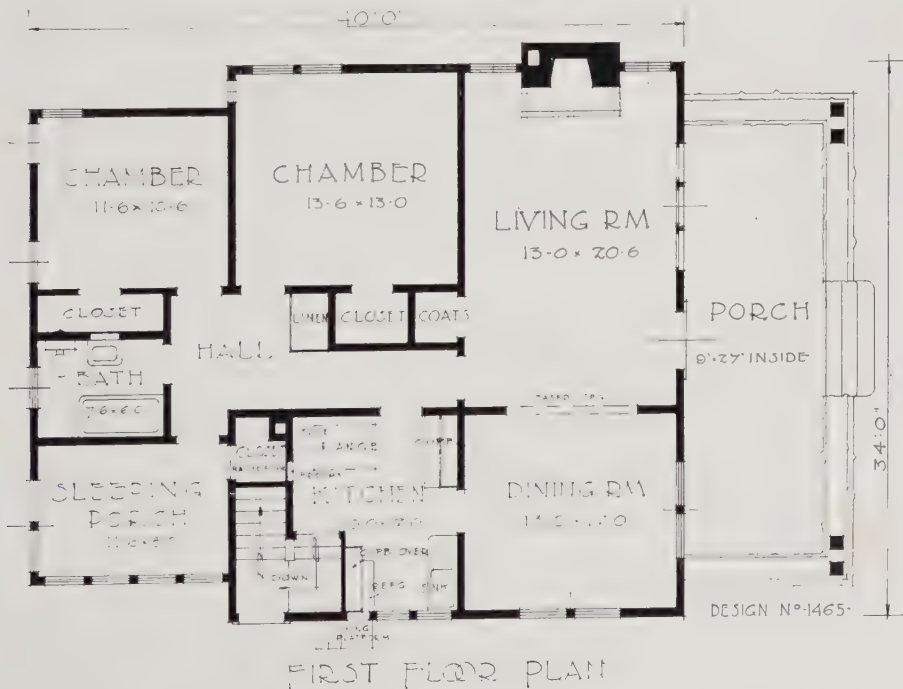


DESIGN NO. 1465

The eye is at once attracted to the porch and chimney construction of this bungalow. It is rustic and has been very well done. The walls of the porch are laid with a rough surfaced brick, set edge to the weather and in an irregular manner around a number of round boulders about the size of small pumpkins.

The wide, open span over entrance is suggested by heavy timber construction and the whole effect is of inviting appearance.

This bungalow is intended for a summer lake-side home, with exterior walls, drop siding or shingles.





DESIGN NO. K-1662.

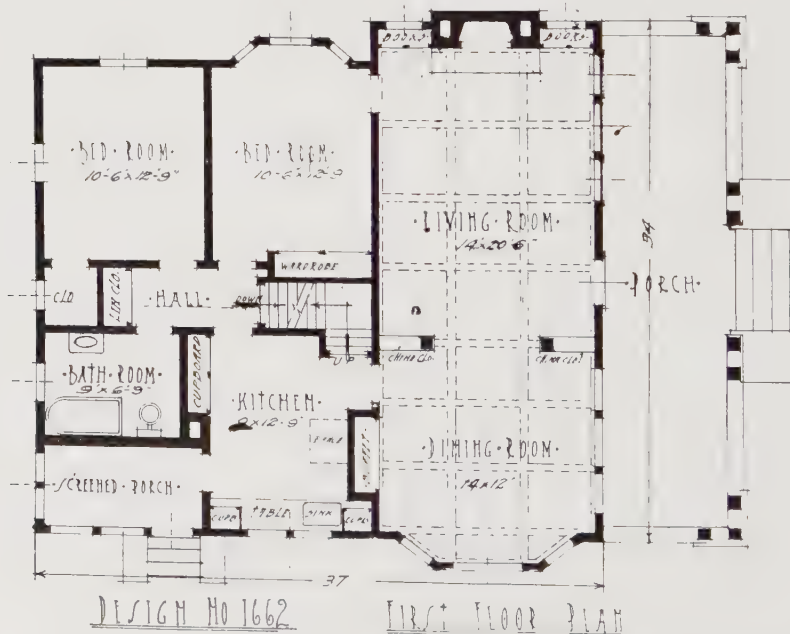
Here is a genuine bungalow with all rooms on one floor, designed to meet the demands of the south. It's a beauty and sets perfectly in the generous grounds of a suburban community. The broad open porch extending the entire front of thirty-four feet with the substantial columns resting upon heavy stone piers makes an imposing front.

The living and dining rooms, only separated by a wide columned opening makes a wonderful room $32\frac{1}{2}$ feet long by 14 wide. This room

is nicely balanced with brick fireplace at one end and large bay window at opposite end.

A large bathroom is located close to the two splendid bedrooms. Kitchen is equipped with all the modern appliances, ample cupboards, etc.

Narrow siding has been used for exterior walls, cypress or red cedar shingles for roof. Inside finish in fir, stained. Floors in hardwood, varnished or waxed. The interior plan is very simply detailed.

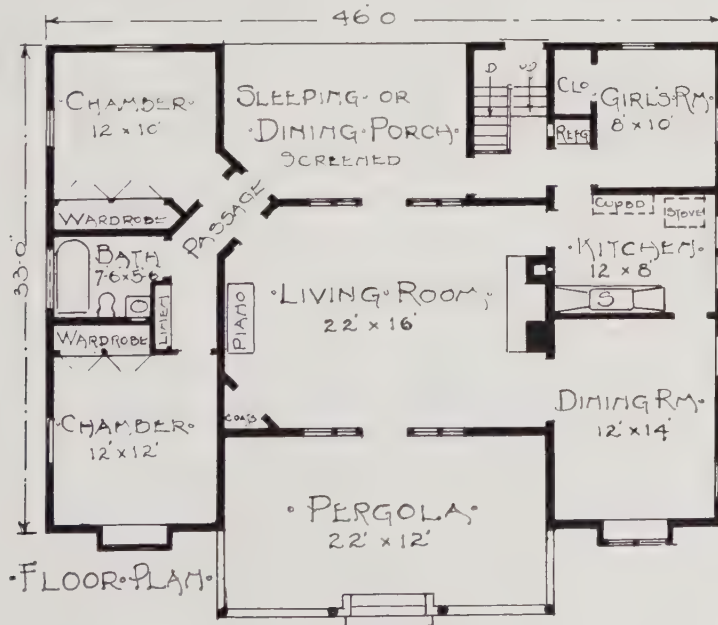




DESIGN NO. K-1425.

This is one of the most attractive bungalows in the collection. The pergola of the front being an especially pleasing feature. The living room is centrally located and contains a brick fireplace. At the right is the dining room and kitchen, carefully appointed. At the rear of the kitchen is a maid's room, the refrigerator and stair to basement. Two chambers and a bath room with linen closet are located at the right upon a private passage, which also opens on a sleeping or dining porch which is screened in making a very desirable feature.

The height of the story is 9 feet 6 inches. There is no attic except for ventilation. The finish is of Washington fir, stained with the exception of the chamber portion, which is white enamel. Floors of Washington fir throughout. This arrangement is especially convenient and would prove a desirable plan for a small family where rooms of good size were required. Basement is located under a portion of the rear and contains a hot air furnace and fuel bins. Size upon the ground is 46 feet wide and 33 feet deep.





DESIGN NO. 1378.

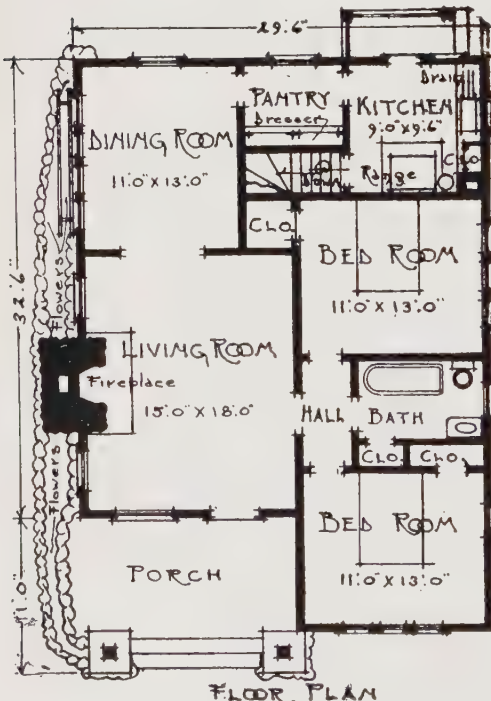
The cobblestones used so very attractively in this design, together with the heavy timber work and wide coursed shingles of the exterior,

give it that rustic, homelike appearance so hard to obtain in a bungalow when one must build for warmth. With the shingles on the exterior stained a soft brown, and the roof shingles green, the white painted sash makes a pleasing contrast, and adds just a little touch of lightness that gives a cheerful expression.

In floor plan arrangement, this design is exceptionally compact. The living room is of generous size, with the broad open fireplace across one side. A wide cased opening connects with the dining room, another large, well lighted room, with a flower box below the four casement windows. A swinging door leads from the dining room to the pantry, which is located most conveniently between kitchen and dining room and has plenty of cupboard space. The kitchen is equipped with all the modern conveniences, has an outside rear entrance, and has a door leading to the basement.

Taking up the sleeping quarters we find two beautiful bedrooms provided, both of which open off a small hall which connects with the living room and bath. These rooms are both furnished with plenty of closet space and are exceedingly well lighted and ventilated, having three attractively grouped casement windows each, while the front bedroom has a large window on the side in addition. The bath is conveniently located between the bedrooms and contains the linen closet.

There is a full basement under the entire house, and there are located the hot water heating plant, laundry, fuel bins, vegetable rooms, etc.





DESIGN NO. 1979

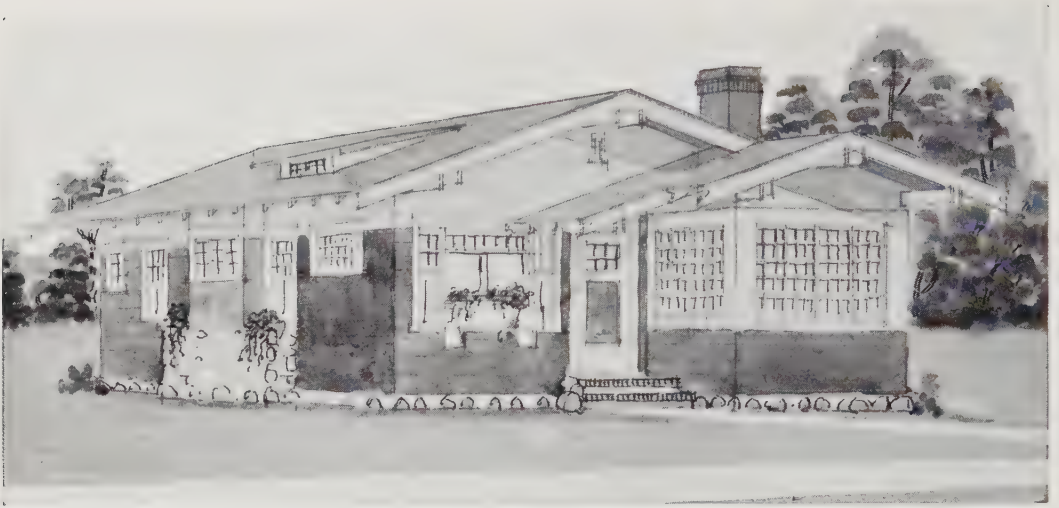
We can rightly say that this is a charming bungalow and yet it is not at all a costly one to build. One of the things which gives it that "classy" appearance is the beautiful, irregular, rough stone work in the construction of the porch supports and chimney but this is not all by any means. The architectural design in the detail of the porch and porch columns is fine.

The bungalow of frame construction is walled with shakes and the entire house is

painted white excepting roof which is stained green. This color scheme with the variegated colors in the stone work produces a wonderful effect.

The floor plan is of the popular five room and bath residence and we believe that this wonderful little home will be built many times in different parts of United States and Canada, for it certainly will be difficult to choose a more pleasing and satisfying design.





DESIGN NO. K-1744.

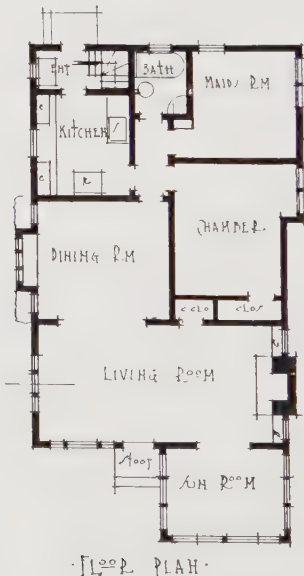
In this modest little bungalow we have all the conveniences of a higher priced home. The plan is all on one floor, attic for ventilation only, and while the rooms are not large, the house will accommodate a family of five.

The living room extends across the entire front and with a fireplace, built-in bookcases in the end and French doors leading into a sun room, the whole composition presents a very attractive appearance. The dining room has a built-in buffet. The kitchen and rear entry are very complete with built-in cupboards, a place for refrigerator, sink and gas range. The plumbing, in fact the whole house,

has been carefully studied in order to make this "an economical bungalow."

Basement contains furnace, fuel and vegetable rooms, besides a good laundry and a large storage space.

Foundation walls are of concrete with a course of boulders above grade. Wide rough sawed drop siding for first story, shingles or cement plaster in the gables, shingles for roof stained, constitute the materials used on the exterior. The floors throughout are maple. Standing finish is yellow pine, stained. Plastered walls left rough and tinted. The finish is all very simple.



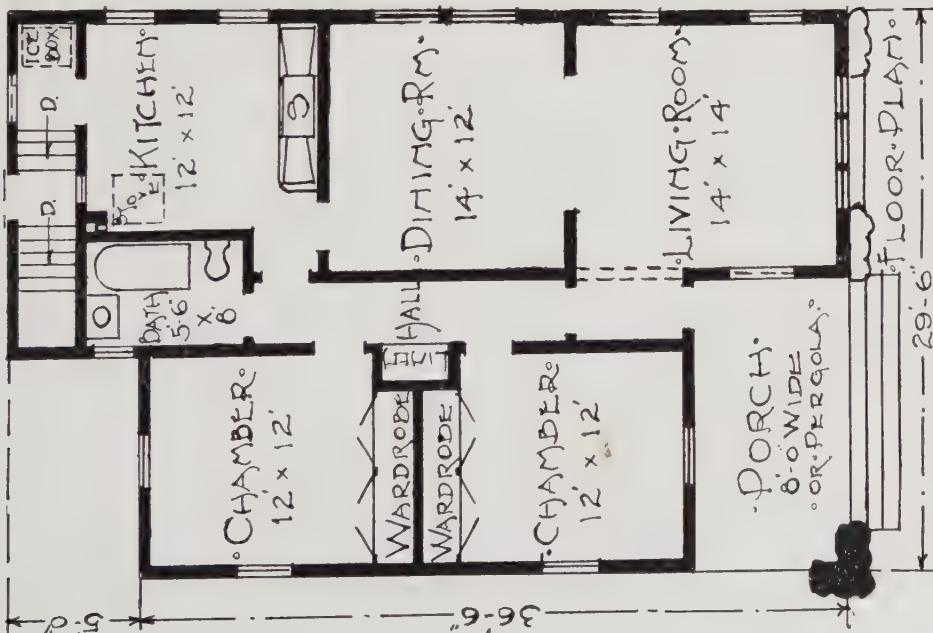


DESIGN NO. K-1450.

This little bungalow in the Craftsman style is very pleasing with its window boxes and rough timbers of stained wood and cobbler stone pier effects. To the artistic mind this design would be especially attractive. The living-room and dining-room are adjacent, connected with a wide casied opening. The kitchen is at the rear, with sink, stove, ice box, etc., all conveniently arranged with basement stair going down from the entry. There are two chambers of good size, with ample ward-

robes, a linen closet and bathroom, all opening on a private hall. There is no attic except for ventilation. A small basement is located under the rear portion only, containing a little furnace. The finish and floors are of Georgia pine throughout.

The height of the story is 9 feet 6 inches. The dimensions upon the ground are 36 feet 6 inches by 29 feet 6 inches with an additional projection of 5 feet for kitchen entry and basement stair.





DESIGN NO. K-1398

Of the large number of bungalows shown in this collection none have greater charm or interest than this cozy little home shown in our design No. K-1398. It is simple in the extreme, having a very plain hip roof which projects considerably beyond the walls of the main building, with exposed roof rafters.

A feature to the front treatment is a broad overhang of the roof extending clear across the front and supported by heavy brackets on each end, which gives a recessed effect to the front of the house. For the front porch we have merely an open platform with cobblestone ends and piers, between which vines are grown, producing a very pretty effect. How much a few vines or potted plants will add to

the attraction of a home, either inside or out, and in this case it is shown how much these little things improve the appearance.

The outside walls have been covered with a very wide shingle exposed 12 inches to the weather.

The interior gives practically one large living room across the front, though this room is partially divided by very short partitions. It is not a large building, being but $27\frac{1}{2}$ feet wide by $44\frac{1}{2}$ feet deep, and this cottage home is planned for an all the year residence, with hot air heating plant installed in the basement. Interior finish, fir, with fir flooring throughout. Basement, 7 feet 6 inches high; first story, 9 feet 9 inches.

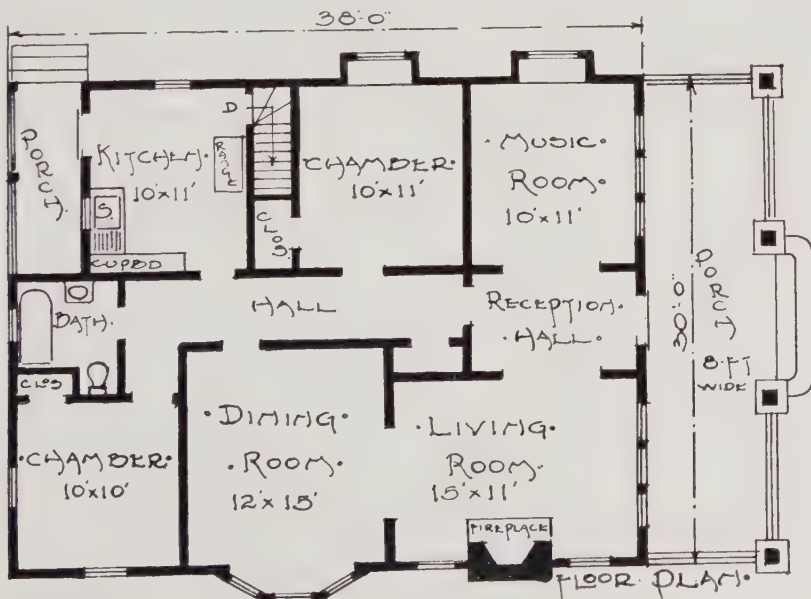




DESIGN NO. K-1431.

A bungalow of the simplest lines and materials appeals to many. Such a one is illustrated in Design No. K-1431, and a striking feature is the brick piers of the porch, which is of ample width, with central entrance. The exterior walls are shingled. A small reception hall opens to a music room, living room and rear hall. There is a brick fireplace in the living room and the dining room has an attractive bay. There is a rear porch in connection with

the kitchen and a stair to basement, which is located under the rear portion only. A small furnace is installed. There are two chambers and a bathroom with numerous closets. The finish and floors are of Georgia pine. Height of story is 9 feet. There is no attic except for ventilation. A stair could be made over cellar stairs if desired. The size is 30 feet wide by 38 feet deep, exclusive of front porch. Height of basement, 7 feet 6 inches.





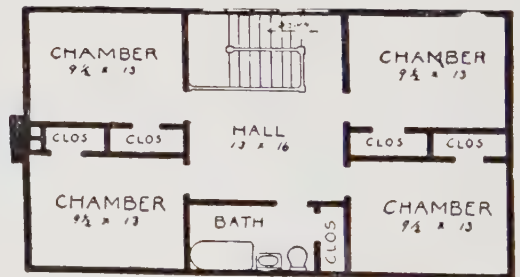
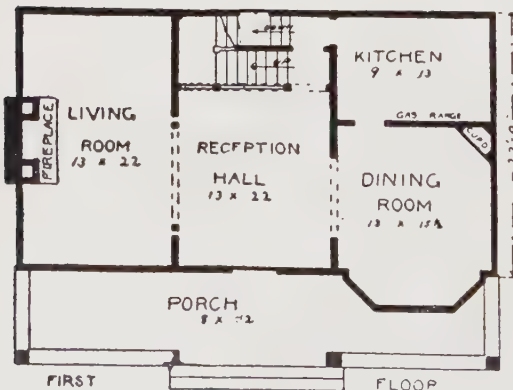
DESIGN NO. 1070.

This beautiful California Bungalow with long sweeping roof, expansive porch and large cobblestone chimney, is one of the most attractive bungalows ever built in that land of sun and flowers. While the style of this home does not necessarily confine it to the southern district, it should have a generous, attractive ground, beautifully planted for a setting to do it justice.

The bungalow is a very roomy one indeed. Look at the large hall, practically a part of the living room, making to all intents and purposes one large room 22 feet by 26 feet, the two rooms being merely separated by a broad columned opening. The fireplace inside is of brick. The dining room is of very pleasing proportions and large in size, being 13 feet by 15½ feet, including the bay. The stairway is so designed and planned that it serves the purpose for both a front and back stair,

it being easily accessible to the kitchen. The basement stairs go down under the main stairway, first three steps to a grade landing, on which is a door giving access to both basement and kitchen. This is a convenient arrangement, making it unnecessary to build the usual outside bulkhead.

We have also a modification of the above floor plan, namely, 1070-B. The exterior is similar to our No. 1070, the outside measurements being 38 feet by 30 feet. In this plan the stairway is brought forward in the reception hall, the kitchen being placed where the stairs are now shown and a rear porch and pantry added at the rear of dining room. On the second floor the bath is placed in the rear. A large dormer being added on the rear provides better ceiling heights and good cross ventilation.

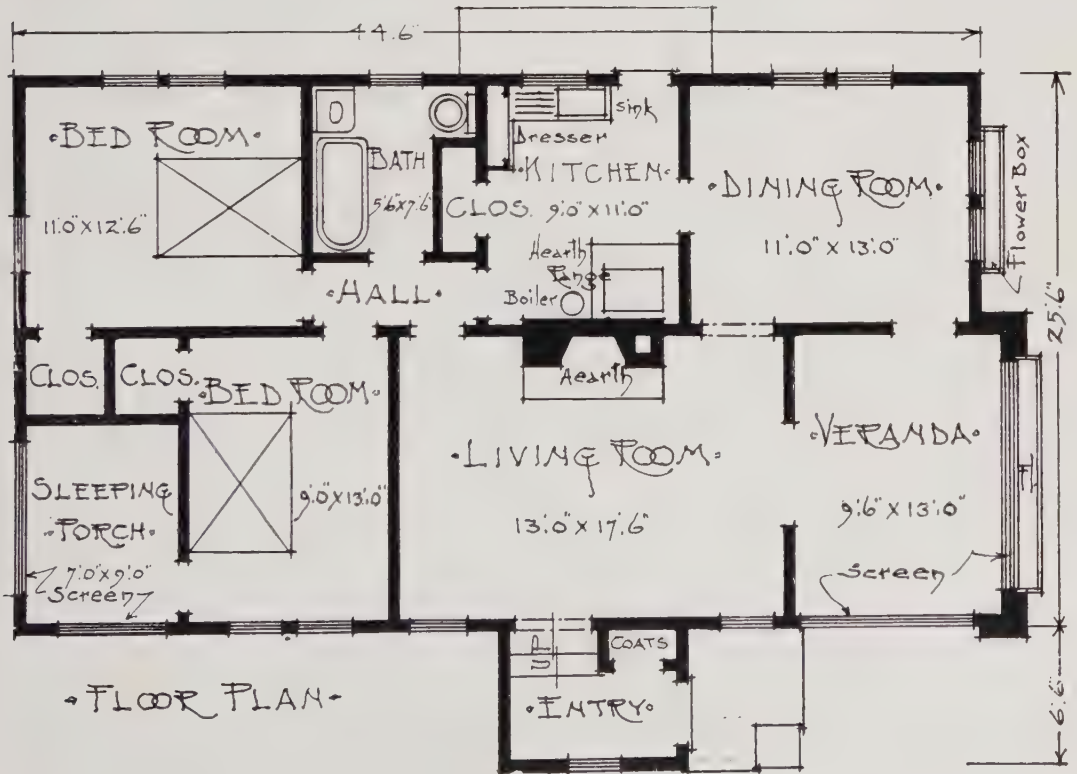




DESIGN NO. 1322.

This suggestion shows a pleasing combination of shingles and stucco. The proposed floor plan has many attractive and interesting features. The living room is entered by ascending three steps from the entry. A large fireplace is directly opposite and a pair of glass

doors open on to a screen enclosed veranda. The kitchen is provided with a large closet and dresser. Two bedrooms and bath open off a little hall. Each bedroom is provided with a large closet. A sleeping porch adjoins the front bedroom.



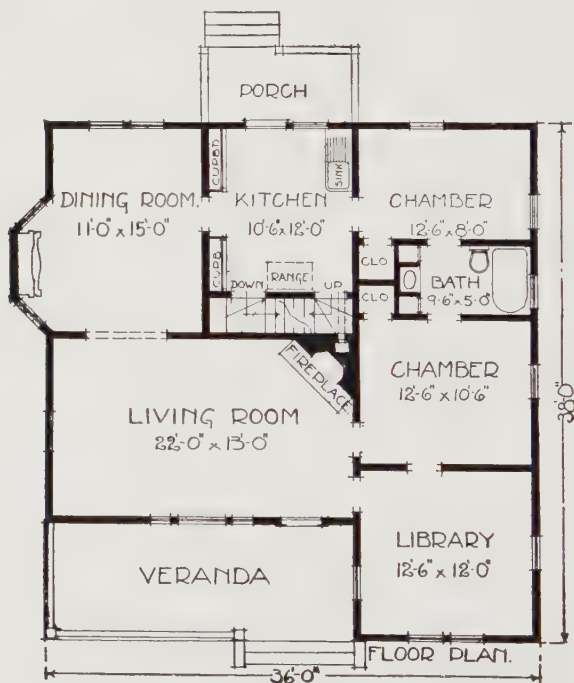


DESIGN NO. 1247.

This shingled and sided bungalow design has many desirable features of plan as well as attractiveness of exterior appearance. The front porch is spacious and the living room is of ample proportions. Back of the living room through wide archway is the dining room, in turn connecting with kitchen, amply fitted up with shelving, while at the right are arranged two bedrooms and the parlor, which latter room could, of course, very nicely be used for a bedroom. The bath is worked in between the two bedrooms together with closets for the chambers.

The finish and floors in parlor, living room, dining room and kitchen are Georgia pine. Balance pine, poplar or cypress, painted or stained. The little staircase at end of kitchen leads to the attic, in which there is quite good storage space, but, without raising the pitch of the roof, hardly sufficient head room for satisfactory bedrooms. A couple could be obtained, however, by increasing the pitch of the roof.

There is a basement under the entire house, with a laundry, heater room and fuel space, etc. Concrete foundation. Hot water heat.





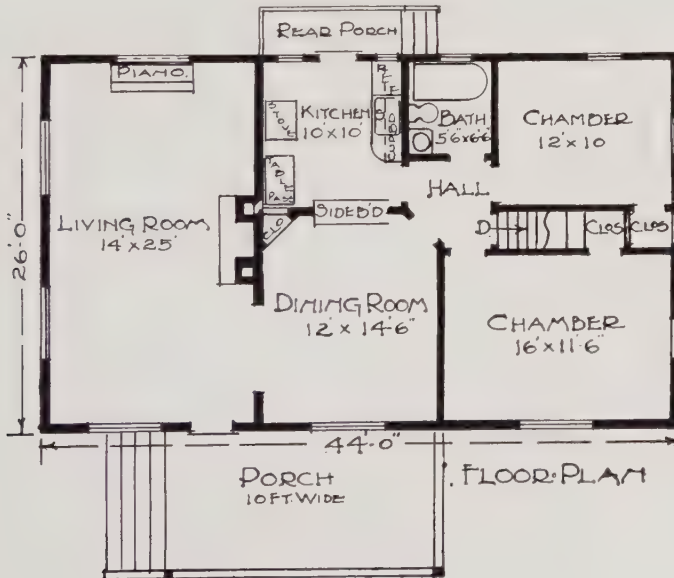
DESIGN NO. K-1469.

This bungalow is simplicity itself in external appearance, yet it is just the simple plain lines that give character to the craftsman style. Shingles, shakes or clapboards are used for the wall covering with a cobblestone foundation including porch. The basement does not extend under the living room, there being ample space in the remainder for vegetable cellar, laundry, fuel bins and furnace.

Note the splendid proportions of the living room with its fireplace and abundant opportunity for placing of furniture. A cased opening leads to the dining room which contains a sideboard, a china closet with a "pass" to the kitchen and a door opening upon a small

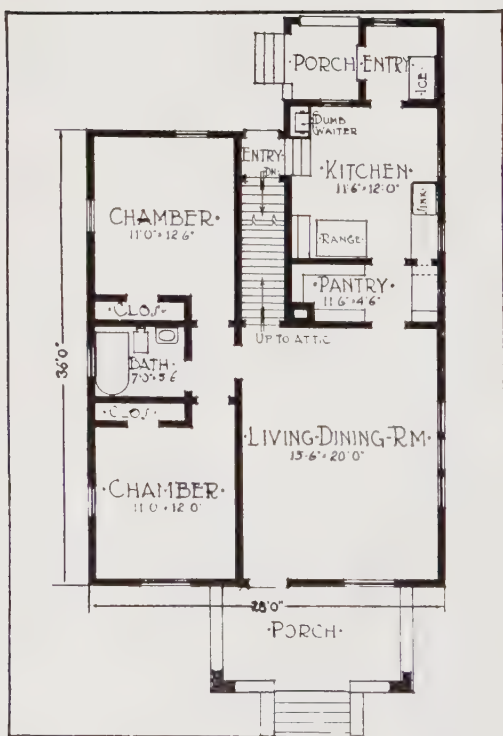
hall from which one may go to the kitchen, the bath room, down to basement or to the chambers. Ample closets are provided in the chambers.

The kitchen is one of the most complete in the book with its refrigerator iced from the outside, the adjacent sink and cupboards over it. On the other side is the table and the stove where a good light falls upon it. The chambers have each a good closet and from that of the front chamber one may go up to the attic space which is ample for good storage. The finish is of Washington fir. Basement, 7 feet 6 inches; first story, 9 feet. Size 44 feet by 26 feet.





DESIGN NO. 1727.



The house is attractive, with its completely screened, brick walled porch and cement coping and steps. The planting adds not a little to the homelike aspect of the house. The very simple trellis beside the window is decorative of itself and will become more so when the vines have reached maturity and blossom.

This house, which is 28 by 36 feet, has a combined living and dining room 15 feet 6 inches by 20 feet, a good kitchen, two sleeping rooms and a bath. A stairway leads to the attic where storage space is provided.

A good-sized pantry is shown between the living room and kitchen, which, by a little change could well be converted into one of those attractive and convenient little breakfast nooks.

A small hall which opens from the living room serves as a passage connecting the two chambers with the living room, with the bathroom, and with each other. Each room has a wide, shallow closet.



DESIGN NO. 1991

One could not ask for anything more in the design of a four-room cottage than given in this most charming little home. It has just enough of the artistic treatment in entrance and windows to give it "caste" without running into expense. It is a good demonstration of what an artist's touch will accomplish in the designing of small houses.

The roof has just the right pitch and the dormer the proper lines and proportion. The windows complete a splendid balance. The grooved siding adds another touch of interest.

Just a little smooth surfaced cement is used for the porch facing with a twelve inch coping

on a level with the cement porch floor. Entrance is direct to living room which surprises one as to size in so small a cottage. The outside chimney is cement faced. Roof may be either cypress shingle or covered with prepared roofing.

The floor plan cut shows a most practical use of space and gives an arrangement that will take care of a family of four. Kitchen is provided with ample cupboards and ice box. Grade entrance to basement which extends under entire house. Furnace intended with laundry and large drying area in addition to laundry. We call this a perfect little home.



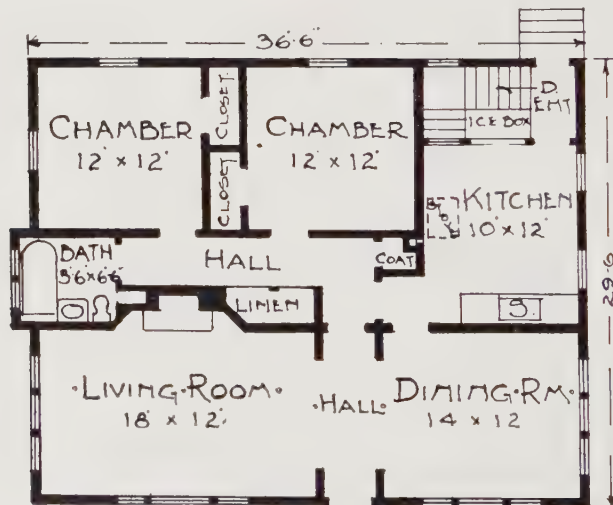


DESIGN NO. K-1441.

We have here an interesting bungalow upon a pretty cobblestone foundation and porch piers supporting the columns. The plan is unlike many of our designs, as there is a small hall located between the dining and living room which also communicates with the private hall where are located the two chambers and bathroom. The kitchen is conveniently located with stove and sink arranged that service may be carried on in the very simplest way. The ice box is in the entry with basement stair.

The rear portion contains the basement in which the furnace is located with necessary fuel bin and storage, 7 feet in height. The finish and floors throughout is of Georgia pine stained. The height of story is 9 feet. Attic for ventilation only.

The size upon the ground is 36 feet 6 inches wide and 28 feet 6 inches deep. To the family desiring to live comfortably along where the lady of the house can do her own work to advantage, this design will especially appeal.



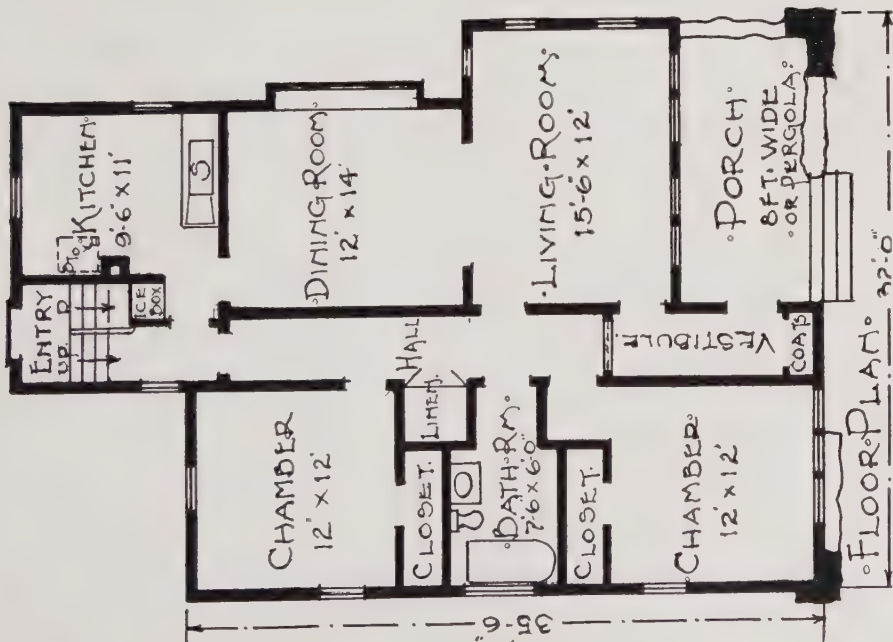


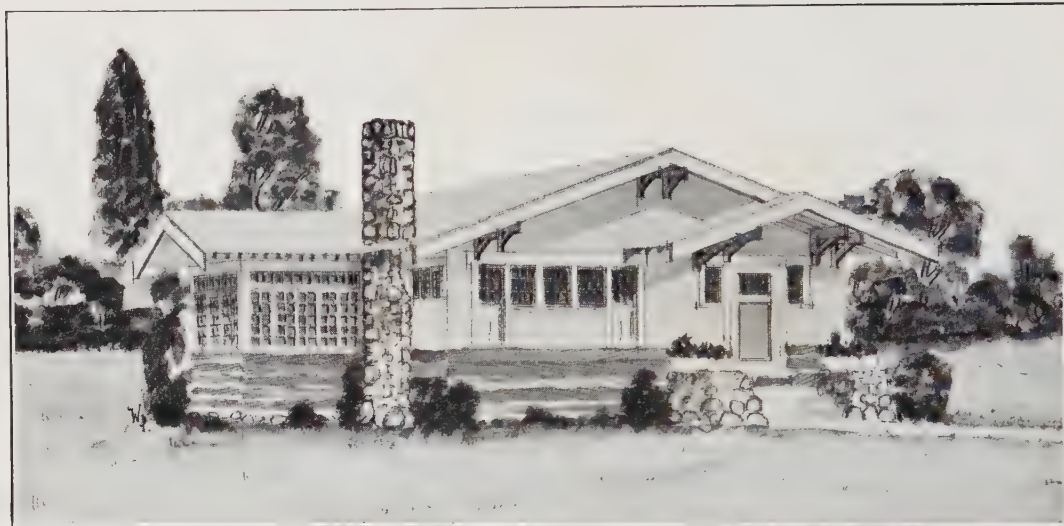
DESIGN NO. K-1446.

The particular feature of this little bungalow is the cobble stone piers. A pergola effect is shown over the porch, but the working drawings provide for a roof, retaining the beam ends as indicated. The living room is of generous size and opens into the dining room. The arrangement of the kitchen for service is very complete. From the entry the ice box is served and one may pass to the basement or out doors. The basement is 7 feet 6 inches high and contains a small furnace. Upon a

private hall are two chambers, each with a closet, a linen closet and a bath room, finished in white enamel. The balance of the house is finished in Georgia pine with Georgia pine floors throughout. Attic space for ventilation.

The height of the story is 9 feet 6 inches. The attic space affords ventilation only. The size is 32 feet wide and 35 feet 6 inches deep with an additional projection at the rear for kitchen and stairway. A narrow lot would accommodate this design very nicely.



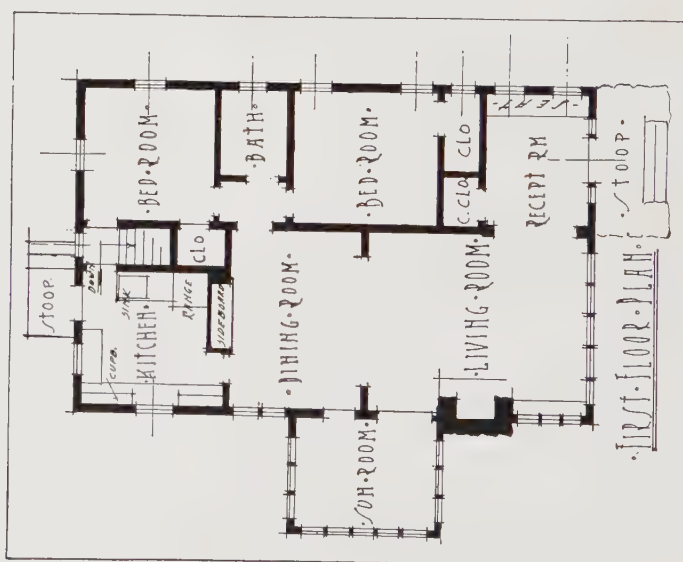


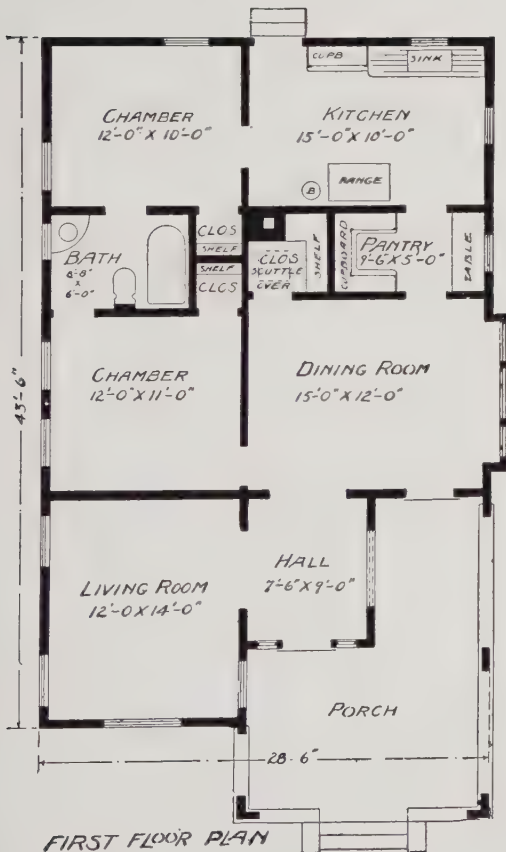
DESIGN NO. K-1779.

We have considered many types of bungalows, semi-bungalows and bungalow cottages. In this design we have the pure bungalow type, a striking little home which should be constructed very economically. The wall lines are not broken by bays or projections, with one exception, that of the sun room. There is an outside chimney, making the exterior more attractive. The construction of the roof has been given special study in order to get the correct proportions and at the same time secure a practical roof, one that will stand the test of the northern climate where there are frequent snow falls of anywhere up to 10 or 12 inches. A roof that is full of breaks, ridges

and valleys, while exceedingly artistic and pleasing to the eye, can not be built economically and is not a practical type of roof for the northern climate where one encounters heavy snows. In this roof the heavy projection is supported by massive brackets.

Outside walls are finished in rough sawn siding carried from ground to the window sills. These are to be stained in brown and white cement plaster used above. Trim also in white. There is just a little cobblestone work to give the right touch and relieve the plainness. There is a large boulder fireplace with built-in bookcases on one side and French doors on the other which lead to a sun room.





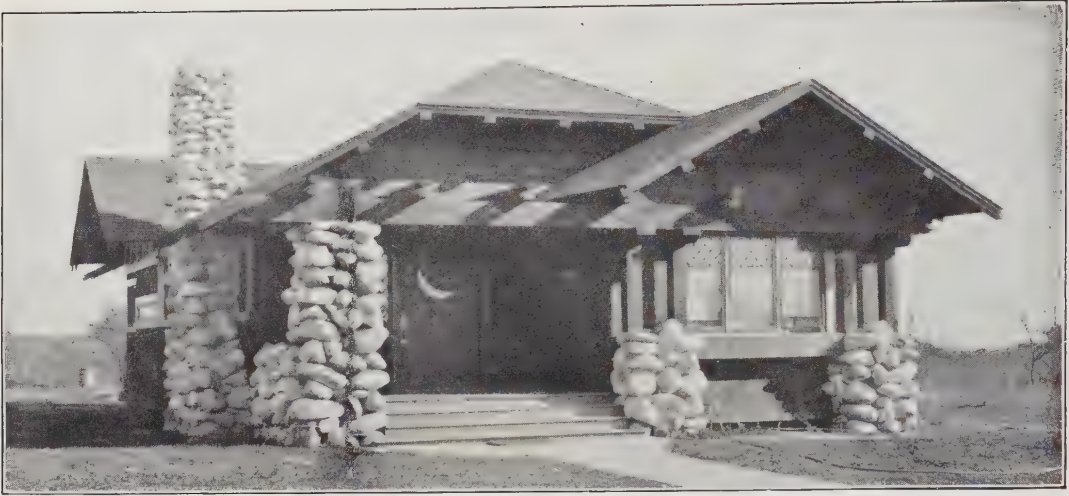
DESIGN NO. 1107.

This California bungalow makes a very satisfactory little home, the plan being especially satisfactory. The exterior walls are shingled, preferably stained a woody brown or moss green, trimmings white. If green be used for exterior walls, roof should be a dull faded out red, giving a very pretty effect.

It has a brick or stone foundation around the outside of the house, no excavated cellar, though one can be put in if desired with sufficient space for laundry, heater and fuel bins. The space back of hall and living room would be ample for this purpose. A scuttle leads to the ventilated attic space.

The finish throughout is pine, poplar or cypress, painted or stained.

Width, 28 feet 6 inches; depth, 43 feet 6 inches; height of first story, 9 feet 5 inches.



DESIGN NO. K-1368.

A typical western or California bungalow. These California bungalows have an individual style of their own. This style is as a rule decidedly rustic. Cobble stone is much used. Nothing is better and generally these field stones are readily obtained.

The broad steps are at once inviting, so too is the living room. One could not build this design on a narrow lot as the space it occupies is $35\frac{1}{2}$ feet by $27\frac{1}{2}$ feet wide. Height

of story, 9 feet 6 inches. There is a small cellar under kitchen and the attic space affords ventilation only. No heating plant is contemplated, but arrangements could be made, for one. It contains, however, the same number of rooms as would be secured in a modern seven room flat. How much pleasanter, though, would a home be in this cottage than in a city flat and it can be paid for with the rent money.

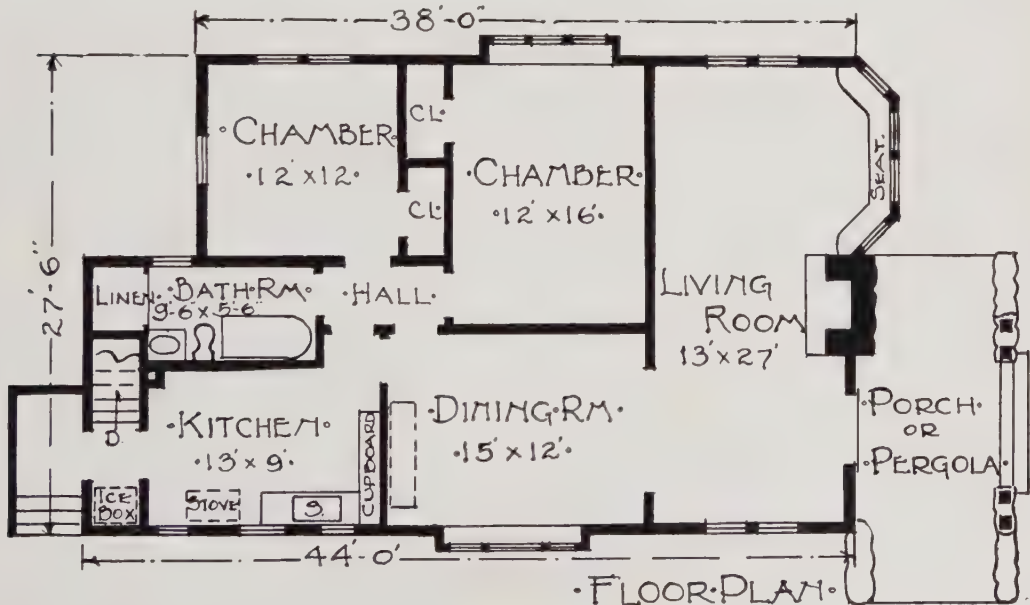




DESIGN NO. K-1458.

The broad sweeping lines of the roof and cobblestones of chimney and wall make a very charming bungalow. Vines and shrubbery are needed as yet to give the true artistic feeling, but time and care will supply them in abundance. The living room occupies the whole width of the front and contains a fireplace with pretty bay window and seats. Directly back is the dining room with its attractive ledge window. The kitchen is nicely fitted up, the stove and sink being especially well located for light. Could anything be more compact than the little private hall leading to the

chambers, bathroom, dining room and kitchen? This portion is finished in white enamel with birch floors, the kitchen in birch and the remainder in oak with oak floors. There is a basement under rear portion only, containing the furnace, fuel bins, etc. There is a large attic storage space which may be reached by scuttle located as directed by owner, or a stair could be built, cutting off part of the larger chamber with entrance up from the hall. Size, 44 feet by 27 feet 6 inches; basement, 7 feet 6 inches; first story, 9 feet 6 inches; attic for ventilation only.





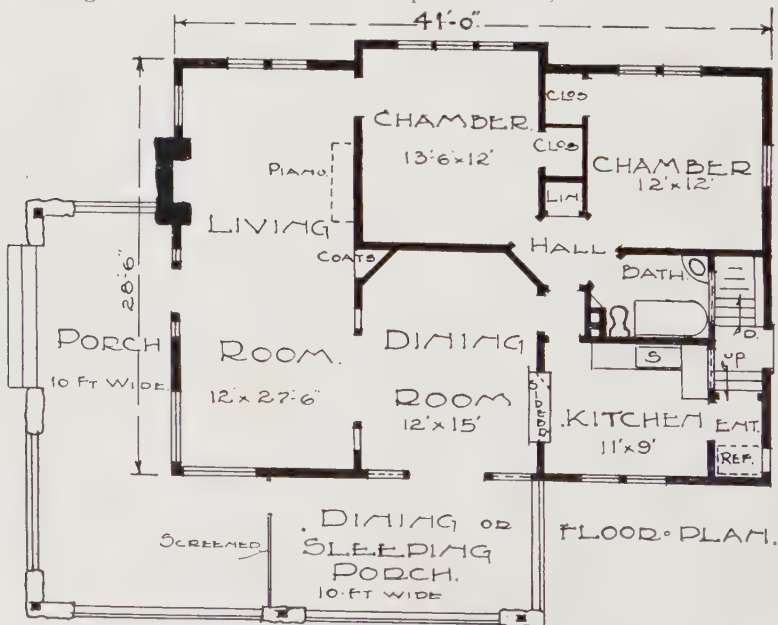
DESIGN NO. K-1463.

Could anything be more picturesque and charming than this little bungalow with its cobble stone chimney topped out like an Italian bell tower, its "shakes" on side-walls and craftsman details. Note the wide spreading eaves, casting a wide, cool shadow and the "louvre" boards in the gable to allow a constant current of air to temper the attic space, thus insuring cool rooms below.

Picture the living room with a cobblestone fireplace, the piano opposite with a glimpse through the columned opening across the dining room to side board and French doors opening to the screened dining porch. A little hall intervenes between kitchen and dining room which is itself closed to the private hall of the chambers by a door. This keeps the smell of cooking from those rooms with-

out increasing the steps materially in serving. The refrigerator is iced from the outside and from its position in the entry one may go down three steps and outside or continue on to the basement. This does away with extra outside stairs to basement for removing ashes or laundry. Note the feature in many plans of this collection. Ventilating transom is provided over grade door. The chamber portion in white enamel and birch floors is unique in arrangement and convenience. Dark stained, slash grained fir is used in living and dining room, natural in kitchen.

Basement, 7 feet 6 inches; containing laundry and hot water boiler under rear portion only. First story, 9 feet. Size 28 feet 6 inches by 41 feet. Brown stain, green trim and white painted sash, exterior.



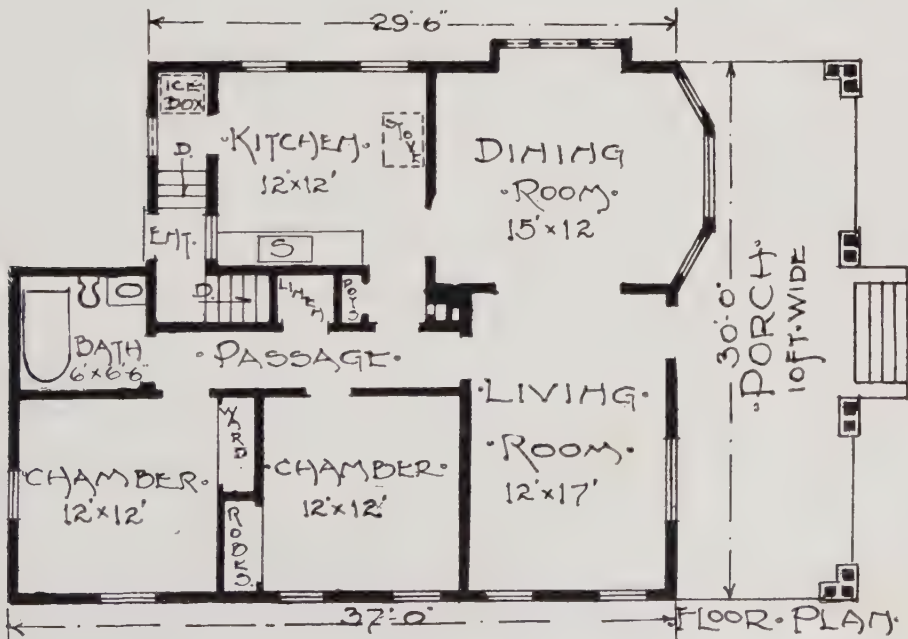


DESIGN NO. K-1448.

This design is somewhat pretentious with its brick and stone porch piers. The exterior is of shingles stained, with sash painted white, giving a very bright and sparkling appearance. The living room communicates with the dining room by a wide cased opening and the kitchen in its location behind the dining room gives a very convenient arrangement. Two chambers and a bath room have doors upon a private passage in which is the linen closet. The rear portion only is provided

with basement room, in which the furnace is located. There is no attic except for ventilation. The refrigerator is located in the entry from which the basement stairs go down, making a very convenient arrangement for the removal of ashes, it being practically an outside entrance. Finish pine, poplar or cypress.

The ground space is irregular, being 30 feet wide and from 29 feet 6 inches to 37 feet in depth exclusive of porch.



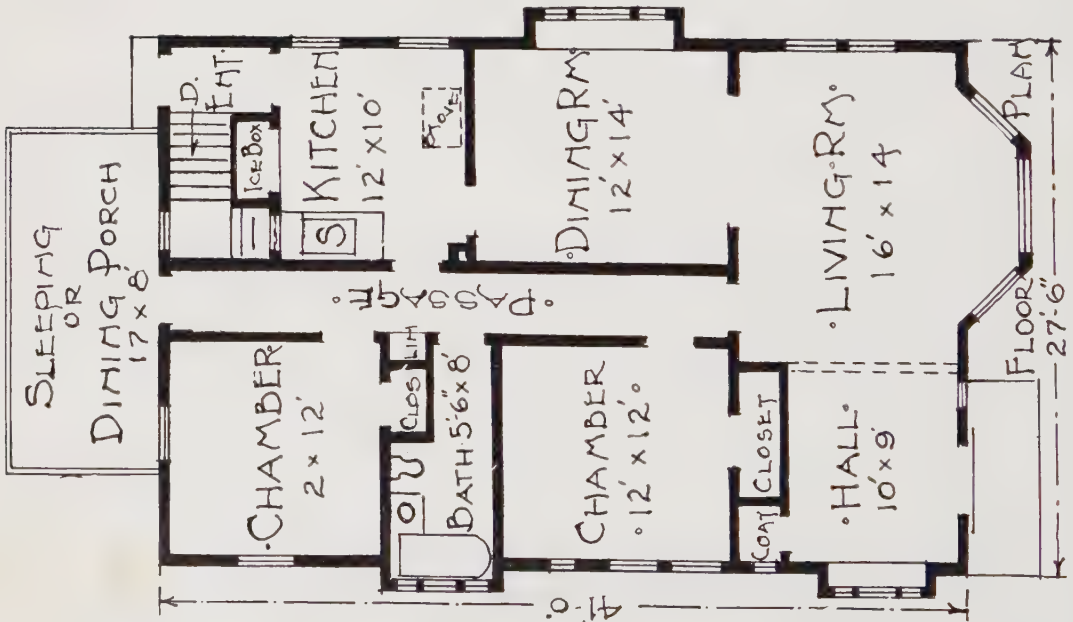


DESIGN NO. K-1439.

This is a particularly pleasing design after craftsman ideas, being covered with large shakes to receive a coat of stain, with a great overhanging of cornice, almost Swiss in its character. Entrance is made from a hall with coat closet, to the pleasing living room with bay. The dining room contains a pretty ledge window and is served from the adjacent kitchen which is very complete with stove, sink and ice box. The entrance to basement is also from the kitchen entry. The basement is under the rear portion only and contains a furnace and laundry. There are two chambers

and a bath room with linen closet located upon a private passage, which leads to a screened porch, intended for sleeping or dining purposes. The finish and floors are of Washington fir, poplar or cypress, painted or stained.

Height of story, 9 feet. Attic for ventilation only. Size, 27 feet 6 inches by 41 feet. This is an especially attractive little home, the arrangement of rooms being somewhat unique and the rear porch being an especially desirable feature on account of the privacy possible.



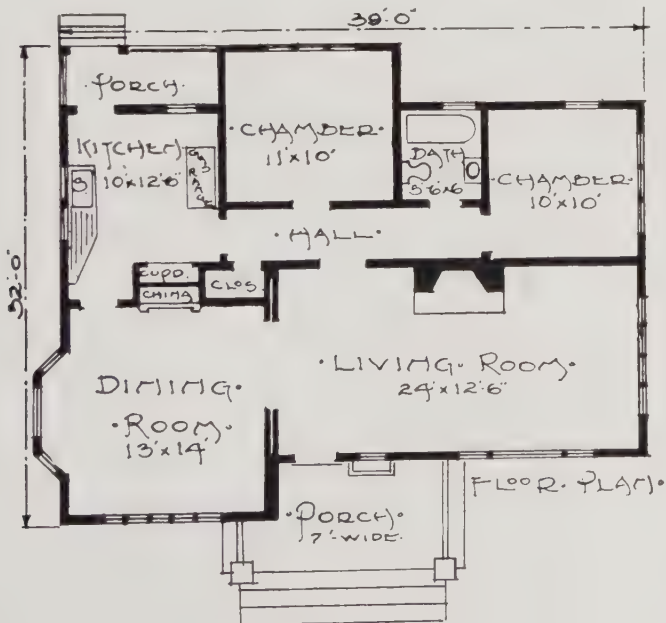


DESIGN NO. K-1430.

This little bungalow is very pleasing in its details, being somewhat on the craftsman order. The approach and width of steps gives a very hospitable appearance to the whole structure. A feature of the plan is the large living room lighted on two sides and containing a brick fireplace. The dining room is separated by sliding doors and contains a china cupboard and pleasing bay window. The kitchen is fitted up with cupboards, gas range, sink, etc., and opens upon a rear porch containing

refrigerator. Two chambers and a bathroom with linen closet are situated upon the private hall. The finish of the living and dining room and kitchen is of Georgia pine. The chamber portion is in white enamel. Georgia pine floors throughout. Exterior shingled but siding or stucco could be substituted if preferred.

The height of the story is 9 feet, 6 inches. The attic is for ventilation only. No heating plant is contemplated or basement. The dimensions are 39 feet wide and 32 feet deep.

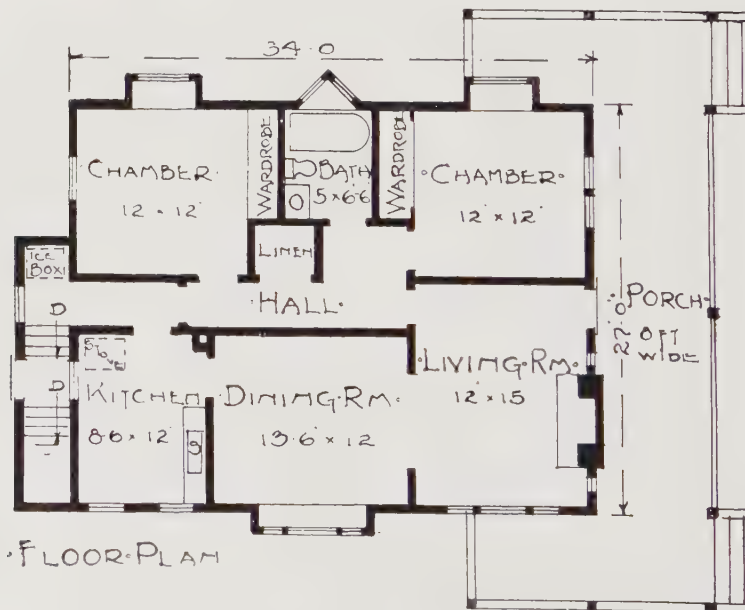


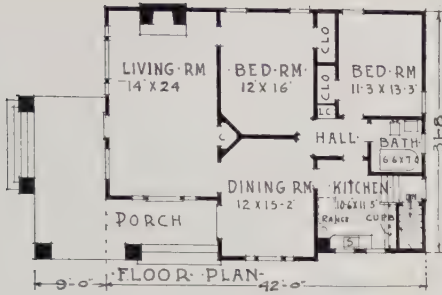


DESIGN NO. K-1454.

This bungalow is very plain and straight forward with low rambling roof and ample porches. The exterior is of vertical boards and battens. The living room with brick fireplace is located on the left with dining room immediately behind it. The kitchen is well appointed for service, the arrangement having been studied with the idea of saving as many steps as possible. The chamber portion is provided with a private hall, giving access to linen closet and bathroom. The arrangement is different from the ordinary type of bungalows,

but is very convenient and will meet the requirements of many families on a lot of ordinary size. There is a basement under a portion of the house the stairs of which are located from the entry, which also contains the ice box. A small furnace and fuel bins are included in the basement arrangements. The finish is of Georgia pine, including floors. The basement is 7 feet 6 inches and the first story 9 feet. The size upon the ground is 27 feet wide by 34 feet deep, exclusive of porches and projections.





DESIGN NO. 1401.

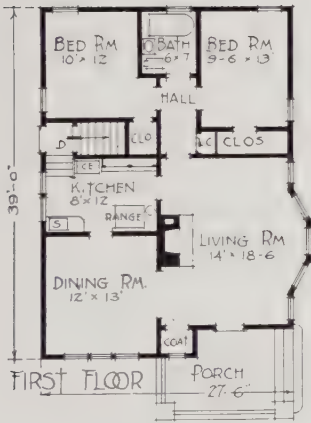
In order to get the adaptation of the suggested floor plan arrangement of this design, to the exterior, please turn the floor plan around, so that the porch entrance steps are at the bottom, and it will then be seen how attractively the porch is worked into this design, supported as it is by chains from the timber work of the front gable.

The living room of this design is unusually spacious, and the dining room opening onto

the porch by means of French windows, is another very desirable feature.

There are two very nice bedrooms opening off the bed-chamber hall, which gives access also to the bath room and kitchen.

In addition, the combination cellar and grade entrance staircase from kitchen, makes a very compact and economical arrangement. There is a full basement under the entire house, hot water heating apparatus, laundry, etc.



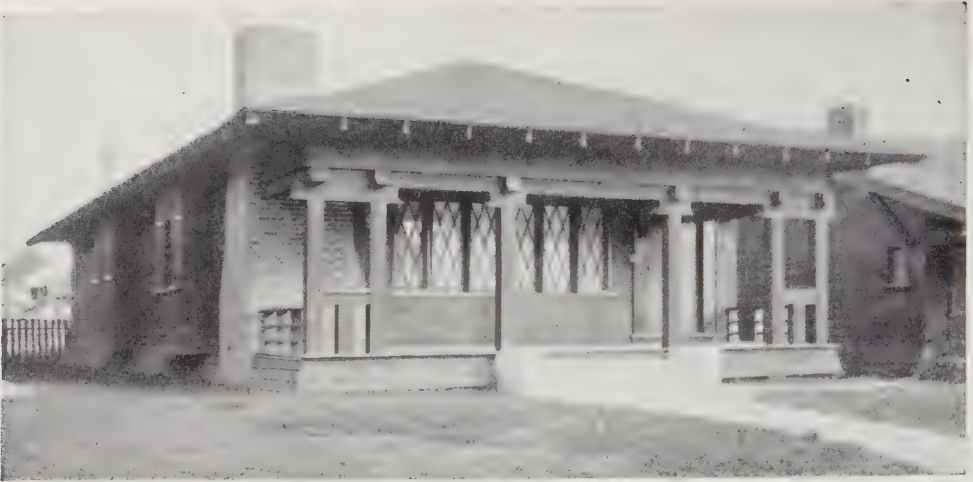
No 1408

DESIGN NO. 1408.

The use of cobble stones for the porch foundation in this design, just as if nature had almost left them there for use in this manner, together with the wide overhanging gables and timber work of the porch, are the predominating features of this design, and the most largely responsible for its peculiar charm. The exterior is intended to be of shingles, stained brown, a soft woody walnut sort of brown, and the trim should be white, while green for the sash would be very effective.

In floor plan arrangement, we have an unusually compact and desirable use of the space available, not even the living room coat closet being forgotten, and the very compact and space-saving arrangement of the combination cellar and outside grade entrance staircase from kitchen. The living room is exceptionally pleasant with its bay window and attractive fireplace opposite.

There is a full basement under the entire house, hot water heating apparatus, etc.



DESIGN NO. K-1395.

This is a home for a family desiring a bungalow of unique design, entirely out of the ordinary run of homes. It is distinctly Craftsman in its style of architecture, all of the doors being perfectly plain without panels. The windows are all casements, and all lumber on the exterior is rough, unsmoothed, just as it came from the saws.

The living room extends across the entire front of the house and has several unique

features, one of them being the unusual group of six casement windows in a row; four of these swing on hinges. The interior arrangements are very good, all the rooms relating well to one another. Red sand mould brick chimney. The walls are shingled and stained a Mission brown, of color just a little lighter than the brown stained woodwork. Finish pine, poplar, or cypress. Full basement and furnace.





DESIGN NO. 1065.

We have in this shingled design quite a large bungalow, the main feature of which is the magnificent living room, 27x22 feet in size. This room is very efficiently embellished by the open fire and seat running around in the corner, which gives the bungalow a generous and luxurious appearance. Two chambers are arranged, each provided with large closets.

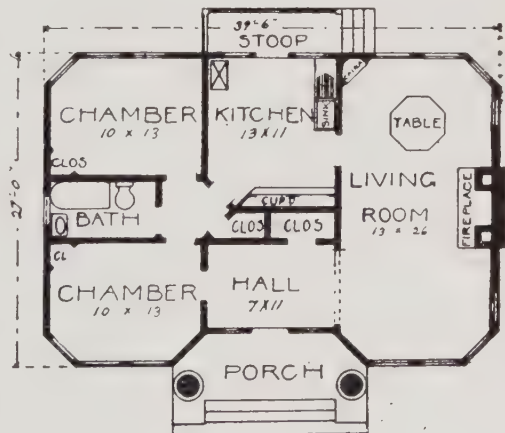
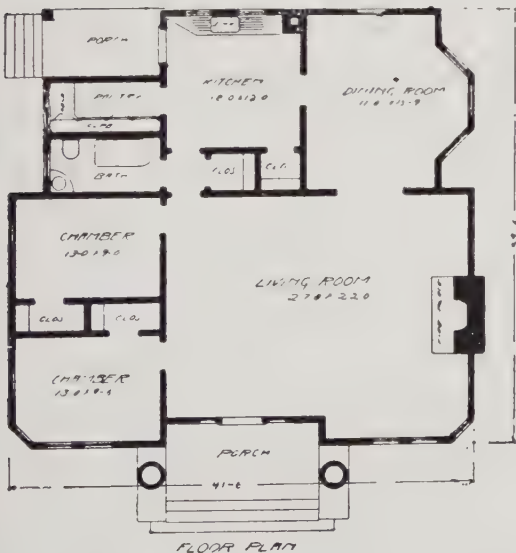
There is no basement under same, only a stone underpinning, and, consequently, no heating is included. This is a matter that might readily be arranged if a basement with heating plant were desired, and stairway to same

arranged where the closets are now shown between kitchen and living room.

The finish of the living room and dining room is of white oak; balance of rooms, soft wood, painted. Hardwood floors are included throughout.

Width, 41 feet 6 inches; depth, 39 feet 6 inches; height of first story, 9 feet 5 inches.

An alternate arrangement of floor plan is shown which covers less ground and is more compact. This will appeal to many not only on account of the cost being less, but because of actual merit of the plan.





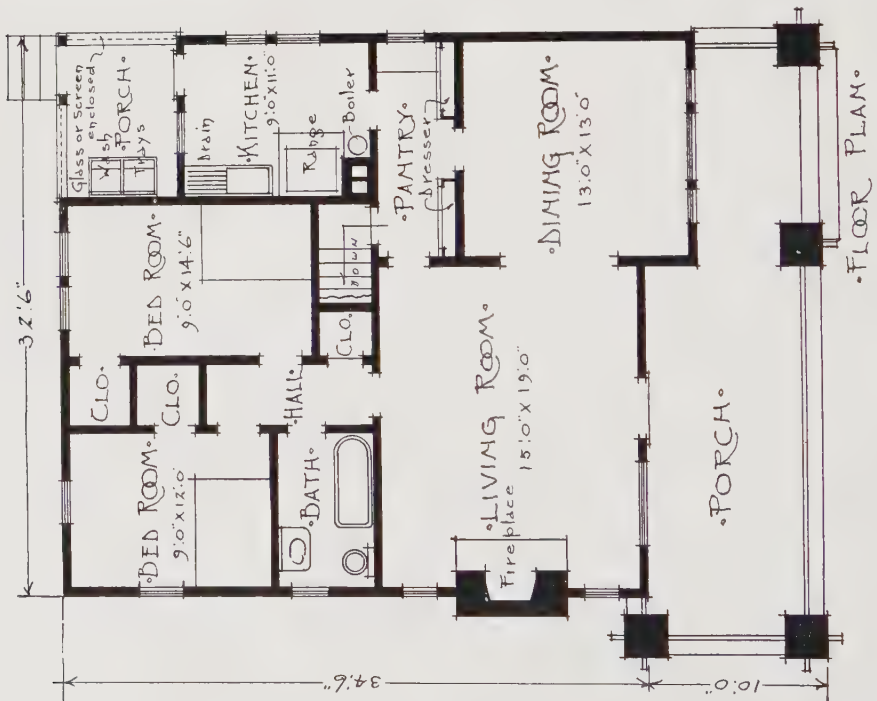
DESIGN NO. 1370.

Here we have another low roofed bungalow type of design, with the exterior walls shingled in alternate wide and narrow courses, which, together with the timber work and porch pier treatment, make a very attractive design.

The floor plan arrangement has several distinct and desirable features, one of which is the glassed-in kitchen porch, making almost

an outdoor laundry, a feature much appreciated by many housekeepers.

The plans of this design are in accordance with the arrangement shown, with the concrete basement wall showing above grade as high as porch floor, which is of cement, and providing for a full basement with outside entranceway, hot water heating apparatus, etc.

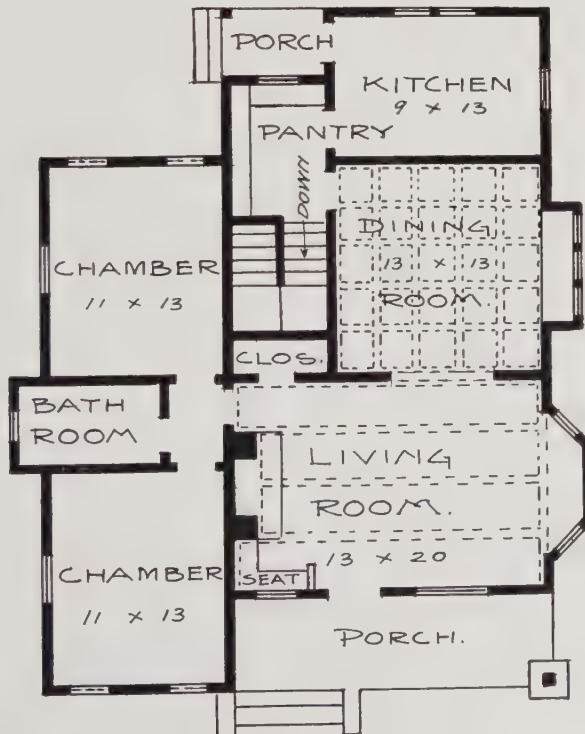




DESIGN NO. K-1351.

This design shows a well arranged bungalow which is complete in every detail. The living room and dinning room have beamed ceilings. The interior finish is a dark stained pine and the exterior wall shingles are a dark brown mission stain with a maroon roof. The brick porch pier and chimney being a dark vitrified brick. The living room is large and homelike, having a broad bay to add sunshine and cheer during the day and a broad fire place to fill the

room with its cheerful glow at evening time. The chambers are on a separate hall connecting with the bath room. There is a coat closet just off the living room which is a decided convenience when there is no hall. A full basement is provided for under the main part of the house with a hot air heating plant, making it a home suitable for all climates the year round. There is a good attic space reached by a scuttle, but a stairway could be easily provided.



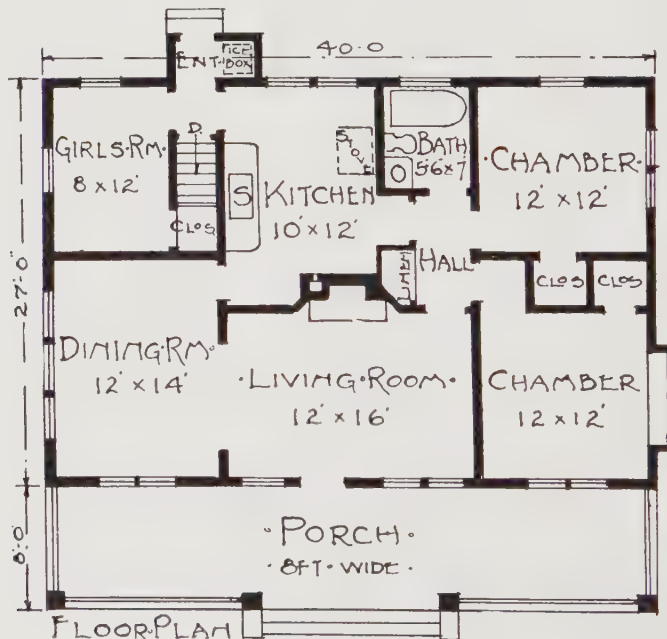


DESIGN NO. K-1437.

This sided bungalow is simplicity itself and with its setting of beautiful flowers and shrubbery, is a picture to be remembered. The living-room is centrally located and contains a fireplace. The dining-room is at the left and is served from the kitchen located from behind the living-room. The two chambers are upon a private hall with bathroom and linen closet, making a very desirable arrangement. The basement and location of the kitchen fixtures are especially desirable for service.

Ice box is located in the entry from which the basement stairs descend with a maid's room adjacent, containing clothes closet. The partial basement is 7 feet high and contains a small furnace. The finish and floors are of Georgia pine white enameled. Story 9 feet high. Attic for ventilation only.

The size upon the ground is 40 feet wide by 27 feet deep exclusive of porch. For a small family desiring to keep a maid, this bungalow is especially attractive.



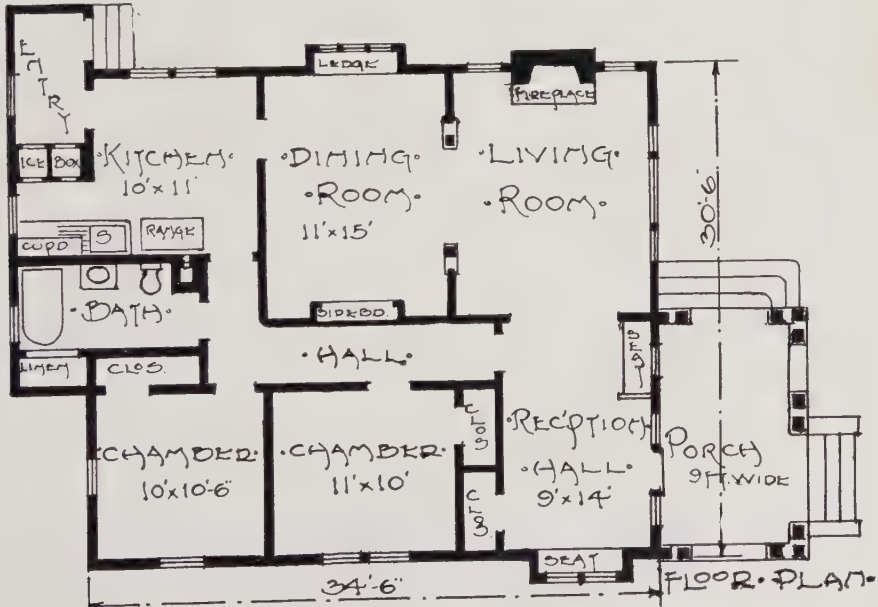


DESIGN NO. K-1426.

The porch and pergola effect of this bungalow is very charming, but for purposes of economy the pergola has been omitted from the working plans. The body is of shingles, stained, with white trimmings. From the porch entrance is made to a reception hall containing coat closet and a seat. The living room is reached through a wide opening with a brick-faced fireplace opposite. A columned opening communicates with the dining room, which contains a sideboard. The kitchen is conveniently and completely fitted up with

ice box served from the entry. A private hall gives access to two chambers and a bath room with linen closet. The finish and floors are of Georgia pine, stained. The arrangement of the principal rooms, opening up as they do, makes a very charming home.

The height of the story is 9 feet 6 inches. There is no basement and no heating plant, but same could be provided if desired. There is a large ventilated attic space reached from a scuttle. The width is 30 feet 6 inches and the depth 34 feet, exclusive of projections.



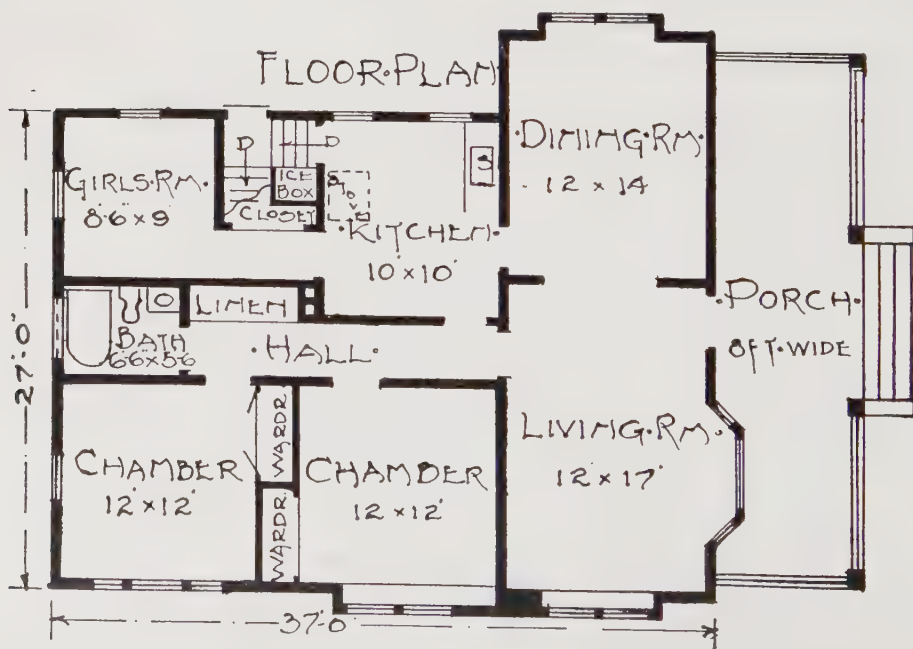


DESIGN NO. K-1452.

This attractive little bungalow design is built on simple lines and the floor plan is very conveniently arranged. The dining room and living room are adjacent. There are two chambers, maid's room, kitchen and bath with linen closet and wardrobes. The exterior is covered with "shakes" to receive a coat of stain. There

is basement under the rear portion in which the furnace is located. The finish and floors are of pine or cypress for paint, stain or enamel. The attic space affords ventilation only.

It is 27 feet by 37 feet long, exclusive of porch, and the story is 9 feet.



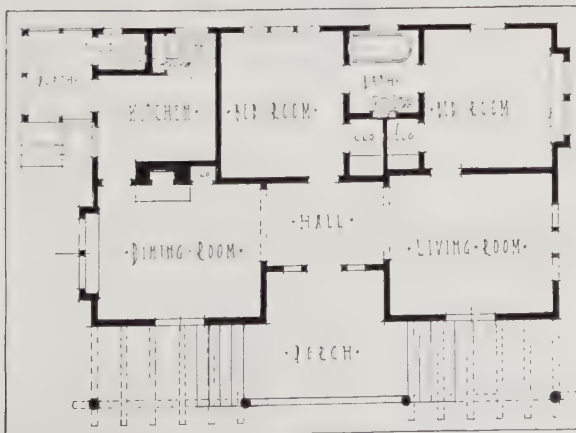


DESIGN NO. 1902.

This home might be built with good advantage in the country where there were woods near at hand and logs could be readily secured. The construction is frame with siding for the exterior. The front entrance is flanked by a rough log pergola and the same treatment is given as a roof for the wide porch. The up-rights of the porch are also logs which are bi-

sected by the double beamed porch roof.

Interior is of unusual treatment. On one side of the central hall is the living room with dining room opposite and the bed rooms and connecting bath are at the back. The whole scheme is conceived on very simple and plain lines. Interior is finished natural. Windows are casement.



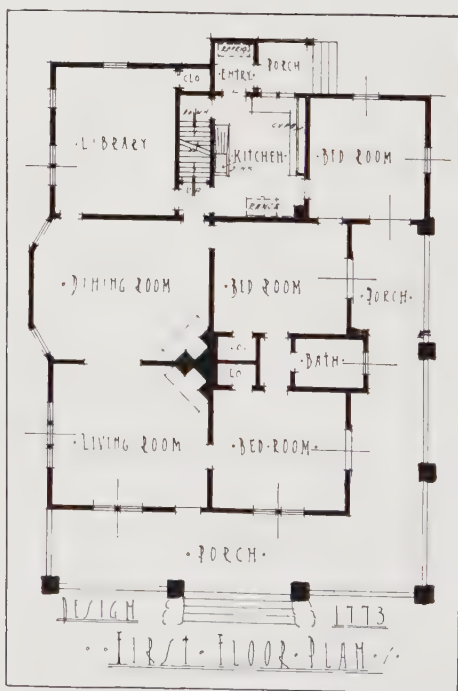


DESIGN NO. 1773

Accommodations in a bungalow for a good size family will be found in this design which is especially adapted to the demands of a summer home. When people live at the lake-side, they are usually blessed with much company and need extra bedroom facilities. In this plan, four rooms may be so used and, on a squeeze

space upstairs may be brought into service.

Full basement is planned so that a heating plant can be installed and this design turned into an all year round residence. In the latter case, a different style of porch columns might be desired and very readily provided. Also, return of porch on the side omitted.





DESIGN NO. 1347.

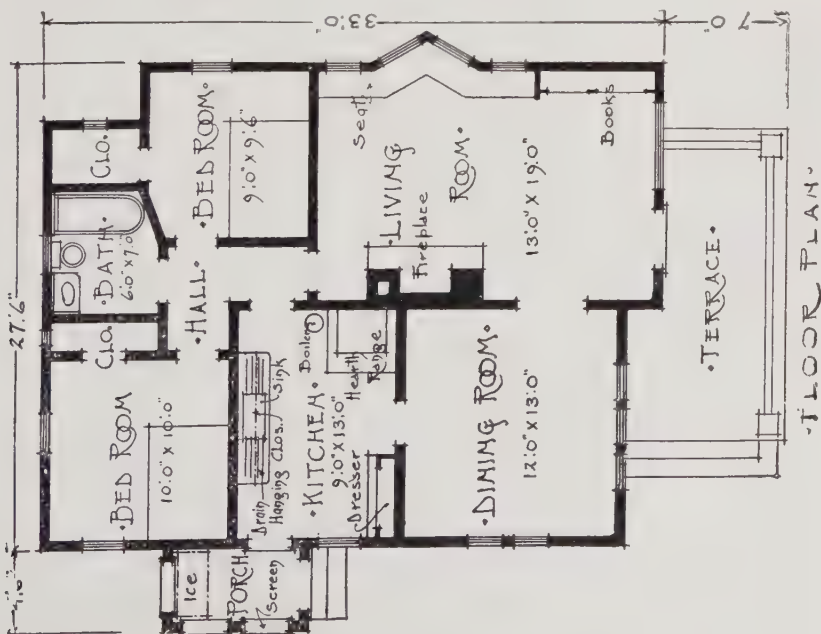
The above has been selected as a refreshing change from the usual. It is an interesting combination of the Swiss Chalet and California bungalow. The dentil effect on the verge boards and the sawed work in the porch rail and gables together with the rugged field stone of the porch and side walls suggest the chalet with its charming adaptability to mountainous and lakeside locations. Its bungalow air, however, gives it the advantage of being equally at home on a more level site.

The plan suggested for this elevation gives a practical and attractive layout of rooms. The living room opens directly from the front terrace which is partly protected by the wide overhanging roof.

The dining room, a delightful corner room,

connects directly through a double acting door with the kitchen, which is of good size and provided with a roomy dresser and a hanging closet over the sink. The screened porch supplies a good location for the refrigerator, and makes an attractive place for doing many of the little household duties. A door opens to the center hall giving convenient passage to the bath.

Adjustable registers opening to the space under the roof are placed in the ceilings of the bedrooms, bath, and kitchen for ventilating. As the bungalow is intended for summer use only, openings shielded by the overhang of the roof are left in the gables to allow for a free passage of air under the roof. No cellar is intended.





DESIGN NO. 1952.

This design is of the bungalow style, all living rooms laid out on the first floor. The exterior is a combination of cement stucco, brick and shingles.

The lot on which it is built is high and slopes gradually toward the street. The sidewalk is a series of wide steps instead of the usual kind. The entrance is at the side of the porch and is very attractive.

The front porch is designed to be screened but could be glazed as a sun porch if desired.

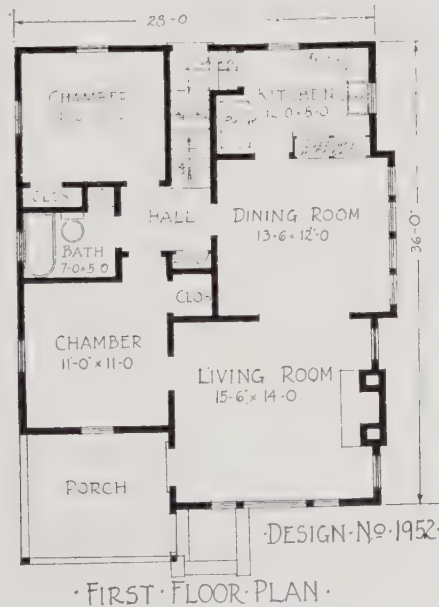
The living room, dining room and kitchen

are on the right side with two chambers with bath between on the left.

All rooms have at least two windows and plenty of sunlight and fresh air are insured.

Stairs to basement are combined with a grade entrance. Full basement under the entire house.

Access to the second floor is by a stairway from the hall where there is storage space. One or two small chambers could be finished off if desired.





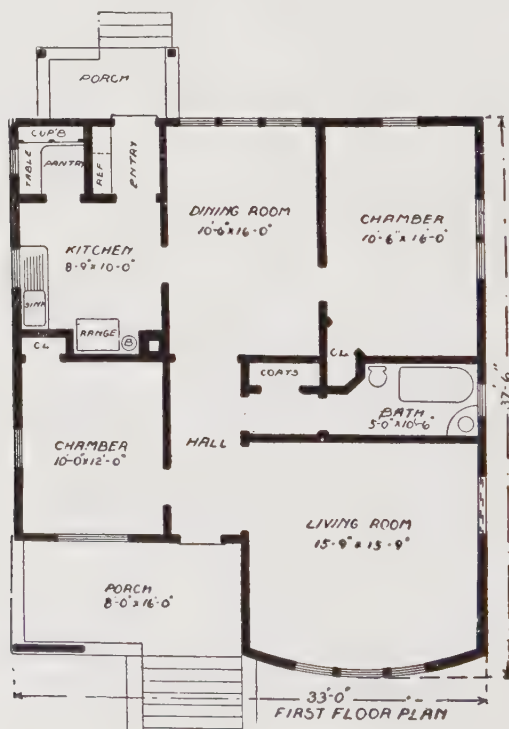
DESIGN NO. 1085.

In this bungalow design we have a cottage containing a good-sized living room, two chambers, a spacious dining room; also a kitchen with pantry and entry completely equipped with necessary cupboards, shelving, etc., and place in entry to provide for refrigerator. The recessed front porch with its arched corner gives individuality to the design. The exterior, being entirely of shingles, stained, also gives a softness in color effect that is especially adapted to this character of

bungalow. The porch could be screened if desired making a delightful summer living room.

There is a stone underpinning, but no cellar. The finish of the living room, hall and dining room would be of hardwood, with hardwood floors included in these rooms; also bath and kitchen. There is a good attic with ample storage space.

Width, 33 feet; depth, 37 feet 6 inches; height of first story, 9 feet 5 inches.





DESIGN NO. 1380.

Taken altogether this little bungalow with its cozy porch nestling under the low spreading roof makes a home of unequalled beauty and comfort. In size it is 29 feet 6 inches wide, and 32 feet 6 inches in depth, exclusive of porch and front projection.

This cement bungalow with its almost flat composition roof is also very attractive in appearance and very conveniently planned. The piers of the porch and of the porte cochere are paneled as are those on the corners of the house. The wide projections of the eaves are carried on timber work which is continued in a pergola effect over the driveway.

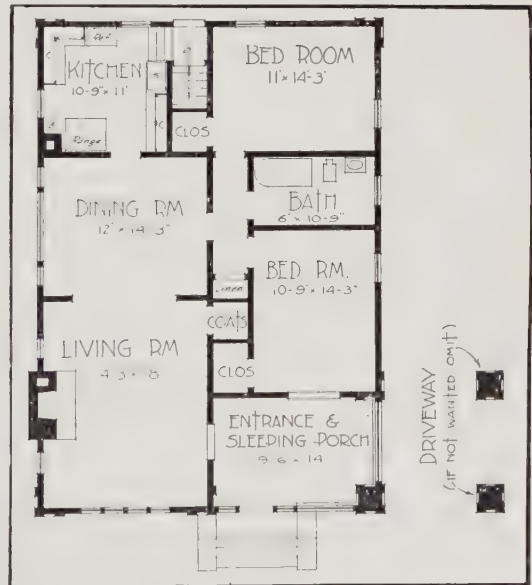
The plan gives five good rooms, the living and dining rooms and the kitchen on one side of the center partition, and the sleeping rooms on the other side of the house. The living room and dining room open together with a wide cased opening. The windows are well grouped and the fireplace is centered between windows.

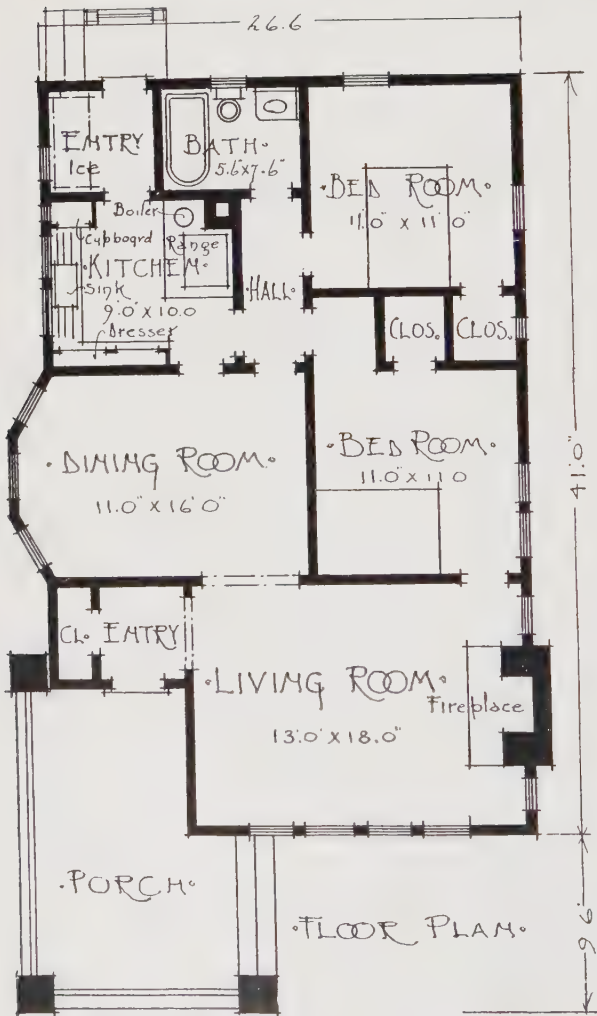
Each bedroom has a good closet with a closet which may be used for coats, opening from the living room. The linen closet opens from the bedroom hall, which connects the sleeping room and the bath.

The entrance porch could be used as a sleeping porch by providing screens and curtains. A very serviceable bed for such an arrangement can be secured by suspending a bed spring from the ceiling by chains. By

using a heavy cover on this bed in the day time it makes a very nice addition to the porch equipment.

The kitchen is well supplied with cupboards. The sink is well lighted and the refrigerator is on an outside wall. Four steps down from the kitchen is the grade entrance and the stairs continue to the basement.





DESIGN NO. 1356.

When it comes to building a low roofed bungalow, the problem of the roofing material is easily solved nowadays by the use of one of the many makes of admirable patent roofing now on the market, and they are exceedingly economical, too. The flat roof, of course, makes the use of the wooden shingle impossible, as the dampness gathering under same on such a flat roof would quickly cause them to rot.

In this design we have a most excellent type of simplicity of roofing and porch treatment, the brick piers being a very slight additional expense, and lending much to the air of substantiality of the design.

It will be noted that the shingles on the outer wall are laid first in a very wide course, and then in a very narrow one, giving a very pretty effect.

If basement with heating apparatus for this design is desired, it can be readily secured by pushing kitchen back three feet, to give space for a cellar stair, and this enlarging, as it changes the house in depth, would increase each of the bedrooms in size about a foot and a half, which would make them very desirable indeed.



DESIGN NO. 1909.

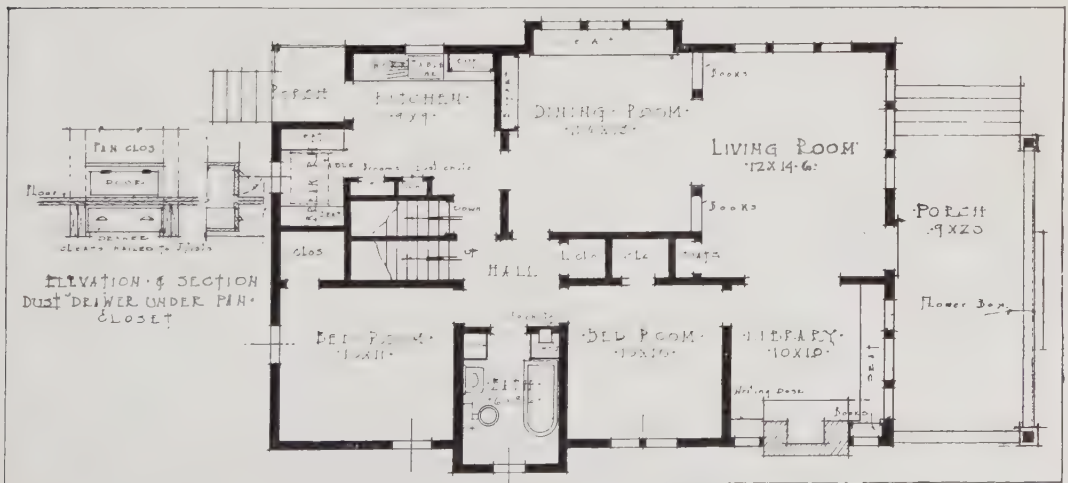
The brick work of the foundation has to be extended to give character and dignity to the porch of this complete little home and very effective it is. The trimmings of porch are cement and a special feature is the ledge for the accommodation of flower box.

A close inspection of the plan will show many conveniences not usually included in a house of this size: a built-in writing desk and seats at either side of library fireplace, a buffet

in dining room, dust chute and broom closet in kitchen, linen and towel cases in bath room and a very complete breakfast alcove.

A stairway is provided to the attic space, though no rooms are shown there. The side gable gives good opportunity for a nice chamber, if an additional one is desired.

Hardwood finish and floors are intended for library, living and dining rooms, balance of house being pine or fir to paint.





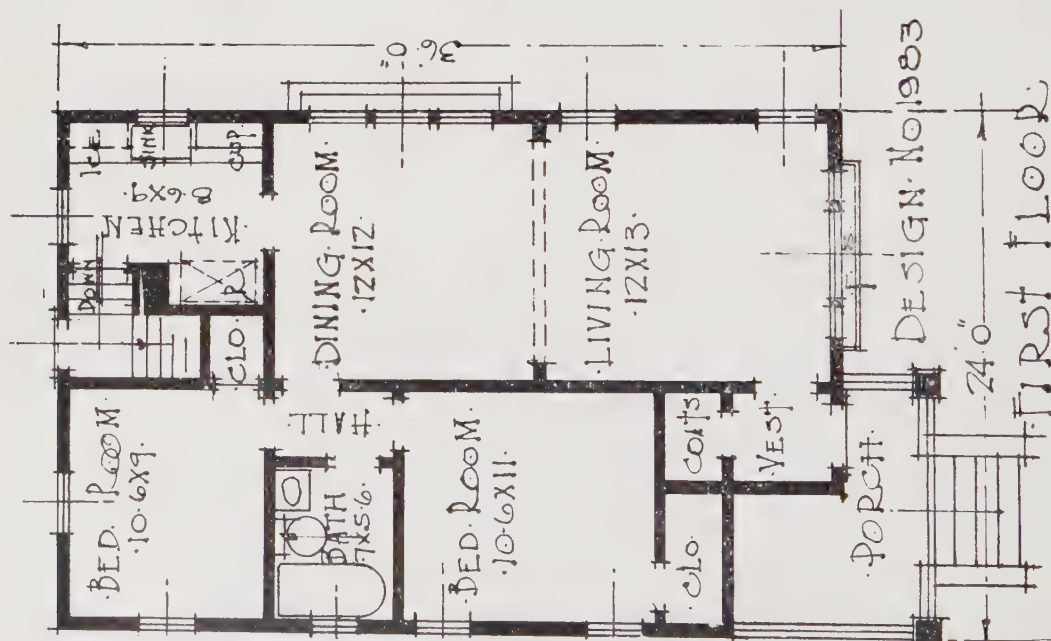
DESIGN NO. 1983

An all stucco five room bungalow with a large living room, one end of which contains dining table. This room is exceptionally well lighted by two triple windows.

The porch columns are supported by very inexpensively built box piers and buttress to

front steps. The roof is a gentle slope with slight head room for moderate storage.

Poured concrete foundation with stucco surface above grade and full basement for furnace.



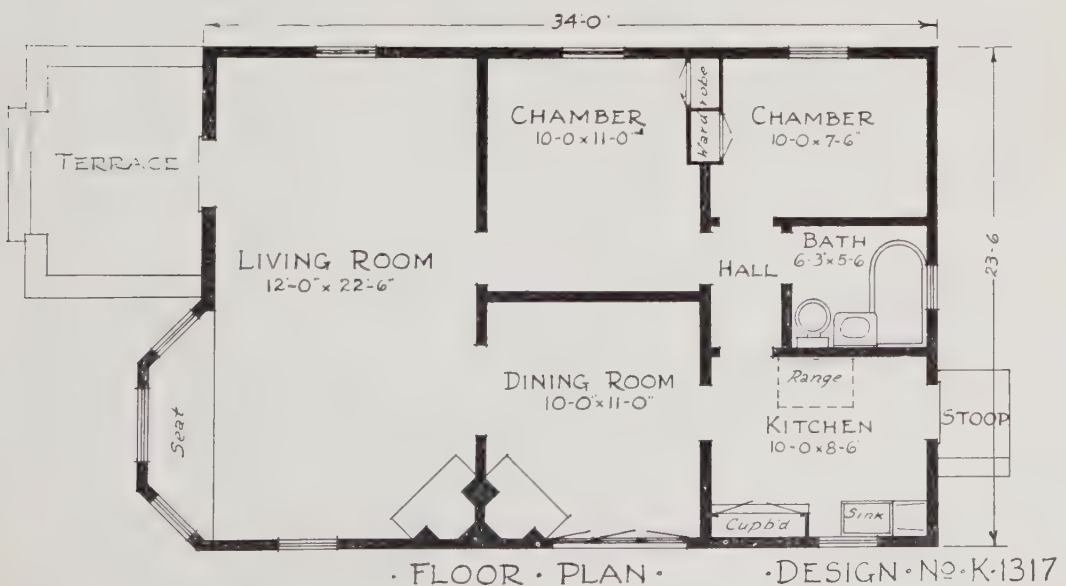


DESIGN NO. K-1317.

No style of home allows for greater variety of informal, homelike arrangements both inside and out than the bungalow. For this reason a great many designers have gone to ludicrous extremes and have produced homes of the bungalow style which, while they are certainly ingenious creations, are mere curiosities, and are far from beautiful. The true intent of the bungalow style is simplicity.

This beautiful homelike little bungalow because of its utter simplicity and straightforward expression of simple means, is one of the most attractive homes in this collection. The living room is very attractive with its fireplace and broad bay window and its views in many directions. Good wall spaces have

also been left for the davenport and piano. Dining room and living room are directly connected through a wide cased opening and back of the dining room is a small hall leading to the bedrooms and bathroom. Finish and floors of yellow pine. While the illustration shows siding on the house, it will look equally well, perhaps better if shingled, and in either case, should be stained a mission brown with either a moss green roof or a dark maroon stain as the prospective builder may desire. The cellar occupies about one third of the ground area and is reached by an outside stairway. There is no heating plant. By providing a scuttle quite a storage space is available in the attic.

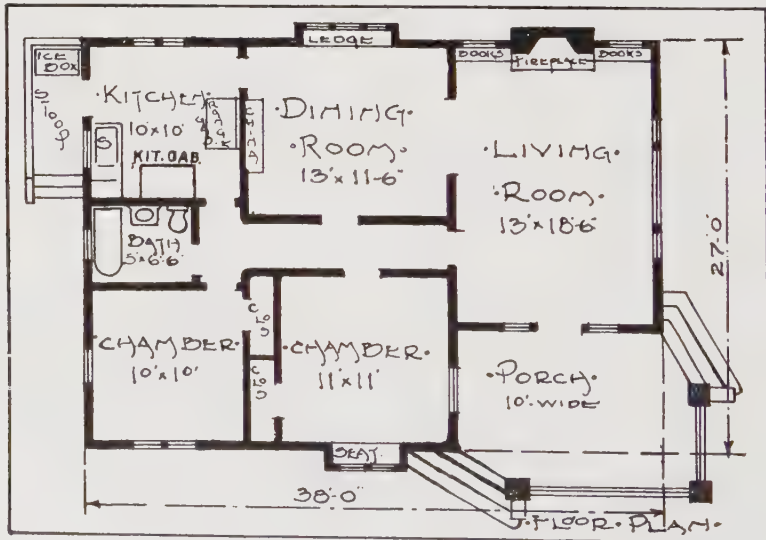




DESIGN NO. K-1427.

This attractive little bungalow has a sided exterior and the porch piers are of brick with a vine lattice supported on rafters above. It contains living, dining room and kitchen with two chambers and a bath. A foundation of stone supports the structure, and no basement is contemplated, or heating plant. Provision is made for a fireplace and the kitchen range, however. The finish is of Georgia pine throughout, including floors. The story is 9 feet in

height. There is a good attic space reached by a scuttle. A stair, rather steep, might go up from the hall, over the closets between the chambers. A family of three would be accommodated very nicely in this bungalow, the living room being of good size and with other appointments in keeping, it would make a very pleasing home. Few designs are as quaint in appearance and as compact in plan as this. The size is 38 feet wide by 27 feet deep.



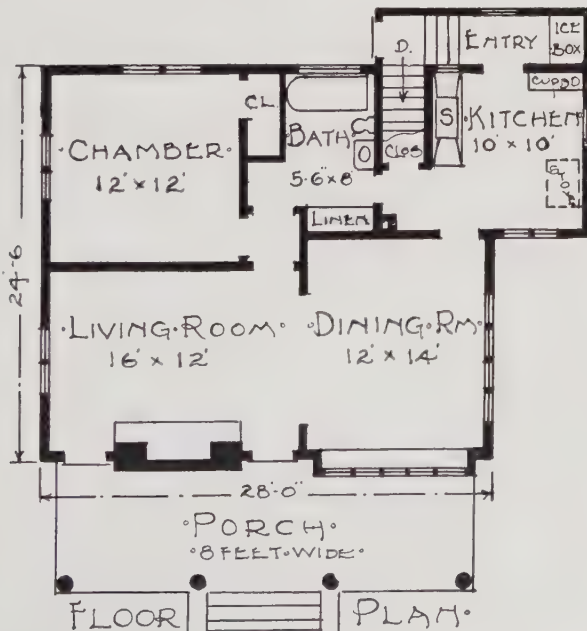


DESIGN NO. K-1423.

This is a very small, but at the same time very artistic and picturesque bungalow. There is a wide porch across the whole front with pergola effect and the walls are sided. The brick chimney is an interesting feature accommodating the brick mantel in the living room. The dining room is in connection through a wide cased opening and communicates with the kitchen direct. In the entry is the ice box, and the stair leads down to the basement, which

occupies only a small portion of the ground area. A small furnace might be installed, if desired. There is a good chamber, a bathroom and linen closet. The finish and floors are of Georgia pine throughout. Just for two this would be a very charming home.

The size is 28 feet wide and 24 feet 6 inches deep, exclusive of the projection of the kitchen. Height of story, 9 feet; a scuttle leads to the attic space.





DESIGN NO. 1368.

Here we have still another type of the low roofed bungalow, with very simple but effective treatment of porch columns, and the only very striking feature of the exterior is the sturdy outside chimney of cobble stone, which adds much to the exterior appearance.

In this case, the exterior shingles are laid also in alternate courses, first a very wide course, and then a narrow, and there is no basement provided, as is the case with many California bungalows intended for summer occupancy only.

We have, however, drawn the plans for this design, making the house three feet deeper, and giving the combination outside cellar and grade entrance stairway, which makes the plan a most admirable one for all the year round occupancy, or for a home where winter weather prevails. This change permits us to make the bedrooms a little larger, and makes of the design a very complete and attractive home.

Width, rear portion, 30 feet; depth, 36 feet 6 inches.



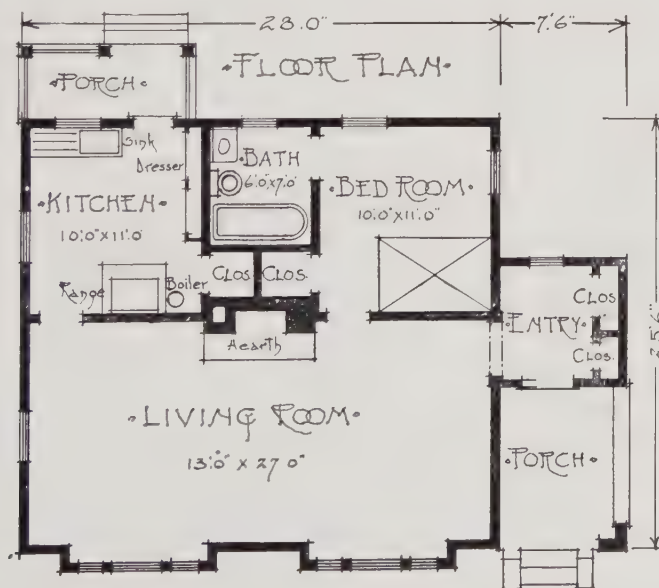


DESIGN NO. 1319.

Above is shown a small bungalow of unusual attractiveness. The shallow bays, with grouped windows, give a pleasing individuality to the design.

The floor plan arrangement, suggested herewith, is practical and economical in construction. The flue for fireplace and kitchen range use the same chimney, and the kitchen and bath adjoin one another. One interesting feature is the little entry or reception hall. Here two closets are provided, the small one for umbrellas, etc., the other one for coats. The living room, entered from this little hall is 13

feet wide and 27 feet long. It extends clear across the full front of the house and is used for dining room as well. A large inviting brick fireplace is set in the center of the rear wall. On either side are doors leading to kitchen and bedroom. The kitchen is equipped with ample dresser space and other conveniences. There is also a generous pot closet alongside the kitchen range. The bedroom is 10 feet by 11 feet, with windows on two sides; these are located so as to provide for the dresser against the rear wall. The bath room immediately adjoins.





DESIGN NO. 1943.

There has been combined in this neat little home the good features from a number of the preceding designs. Rough textured brick in dark tones is always a most effective foil for stucco work, giving character and stability to the design. The window detail has been well thought-out and is in the Craftsman style, while the effect of a pergola roofing on the

sun porch gives a further touch of individuality.

The plan is well arranged and convenient. A stairway to the attic is provided, tho the space there is intended for storage only. The kitchen entrance is combined with the basement stair.

Width, 28 feet. Depth, including porch, 40 feet 6 inches.



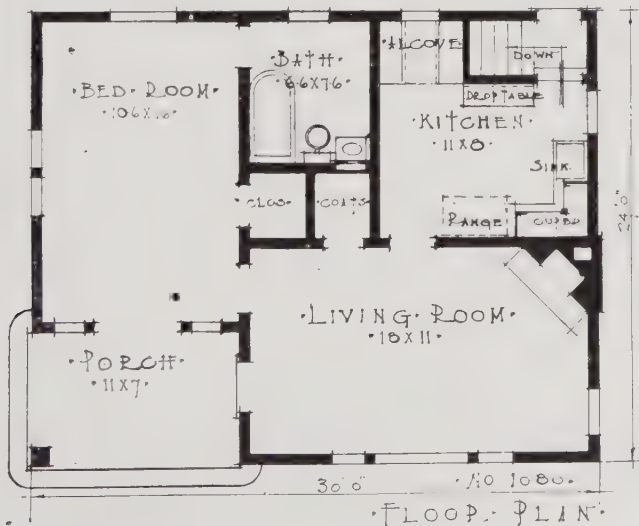


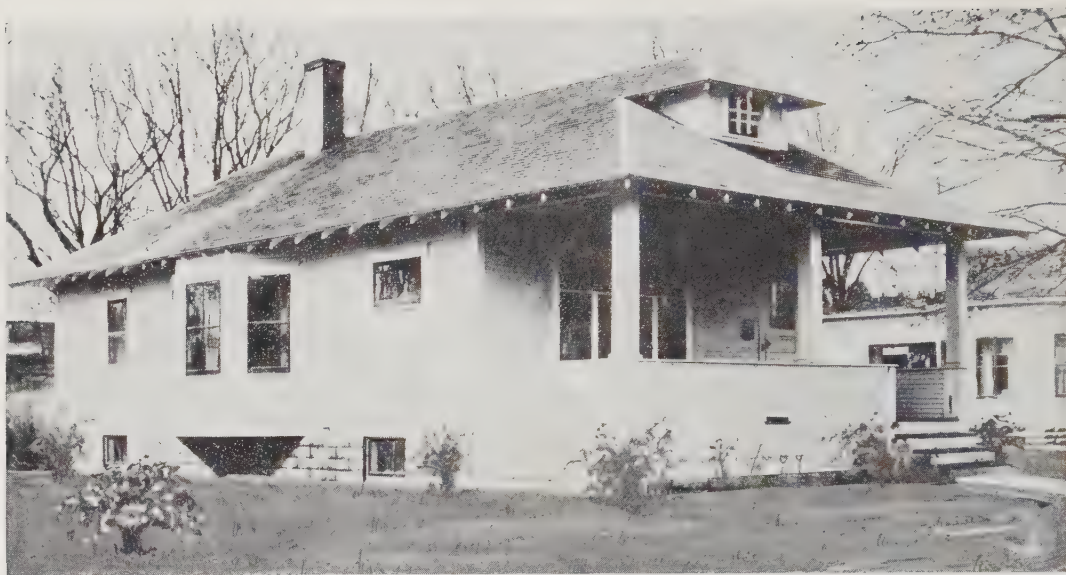
DESIGN NO. 1080.

This attractive little bungalow home most certainly expresses refinement and good taste. There are certain little touches such as the long triple window, with its diamond side lights and flower box, in the living room, the irregularly laid brick in the chimney and porch column and the unbroken slope of the roof that give it an attractive individuality. As a whole it has, with its wide undressed siding stained a rich brown and cream painted trimming, a dignified and simple homelike appearance that is charming.

While only consisting of three rooms and bath, it has all the really necessary requirements of a small family, and if at any time more room should be required, it would be an easy matter to build on a room or two at the rear. The large size of the front room permits its use as both living room and dining room.

The large bedroom opens directly on the porch, an arrangement particularly desirable when located near enough to the water to dress for bathing in the house.





DESIGN NO. 1710

There is a very urgent demand for five room and bath bungalows which may be built for a modest sum and in this pleasing but plainly designed home, we meet such a call. It is built an economical size 24x38 with poured concrete foundation walls and concrete blocks above grade.

The porch rests on one tier of concrete blocks laid on the ground and is boxed

up to rail. Plain square wooden posts support the front main roof, carried out to cover an eight foot porch. The main ridge of roof likewise extends forward to form roof of the simple front dormer.

A single chimney provides flue for furnace and vent for kitchen range. Inexpensive pine or fir finish throughout.





DESIGN NO. 1252.

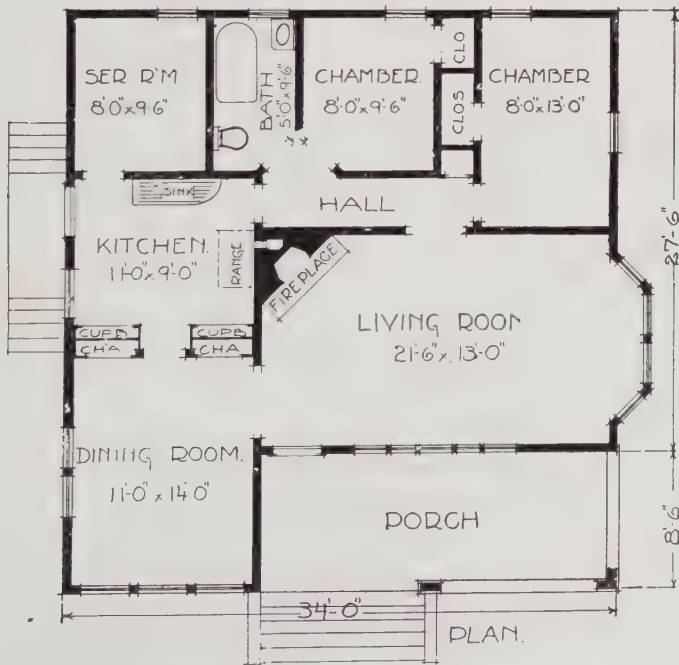
Here we have a very cozy, homelike little bungalow. Just the home for a small family desiring all home comforts and conveniences with no great labor to keep it up. The exterior is shingled but siding would be very acceptable if desired. The principal room is of splendid size, being 13 feet by 21 feet 6 inches. It has a bay window at one end and a fire place at the other.

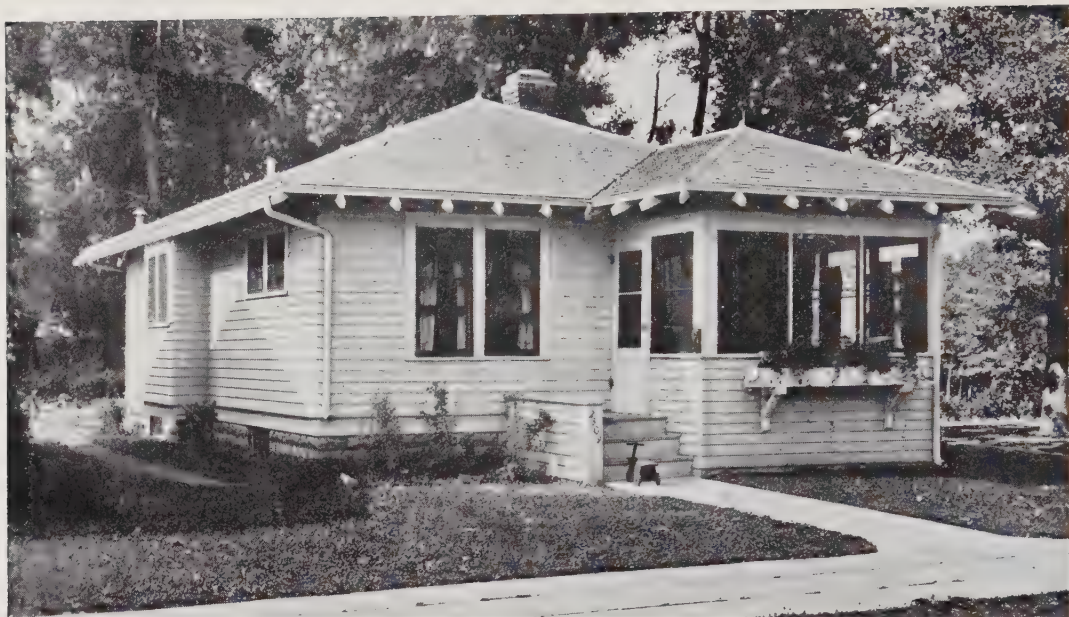
The dining room is a large, cheerful room with built-in china closets which back up to the cupboards in the well appointed kitchen,

making a very convenient arrangement for the housewife.

There are three chambers, including the servant's room, the two principal chambers connecting with the bathroom through a private hall. Hardwood finish and floors. There is no basement, but one could be provided by arranging stairs near the kitchen. A heating plant could then be installed with fuel bin, laundry, etc.

The width is 34 feet; the length, 35 feet; height of first floor, 9 feet 6 inches.





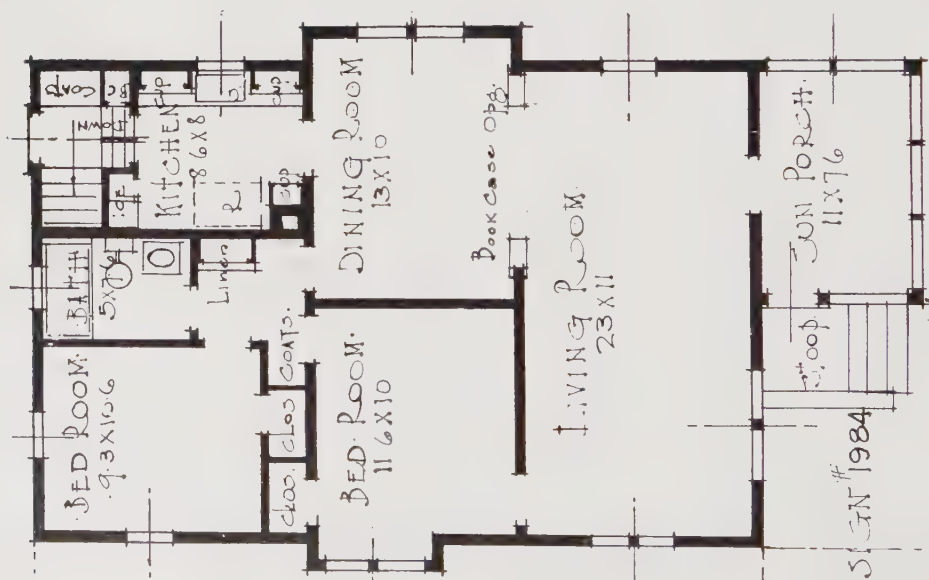
DESIGN NO. 1984.

The hipped roof bungalows of five rooms are always popular and we show a favorite treatment for this class of home in a simple low cost design. Also many desire a sun porch. In this house, the porch is shown as screened only but it can be glazed for winter use.

The living room extends the width and is

twenty-three feet in the clear. The bath room is conveniently located to both bedrooms.

Siding is used to water table and concrete blocks for exposed foundation. Pine or fir finish with fir floors and furnace heat makes this a moderate cost bungalow.





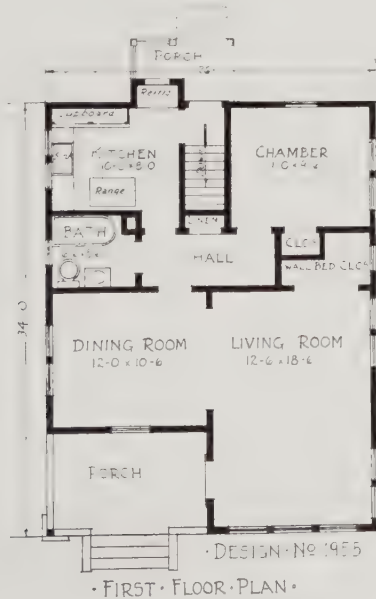
DESIGN NO. 1955.

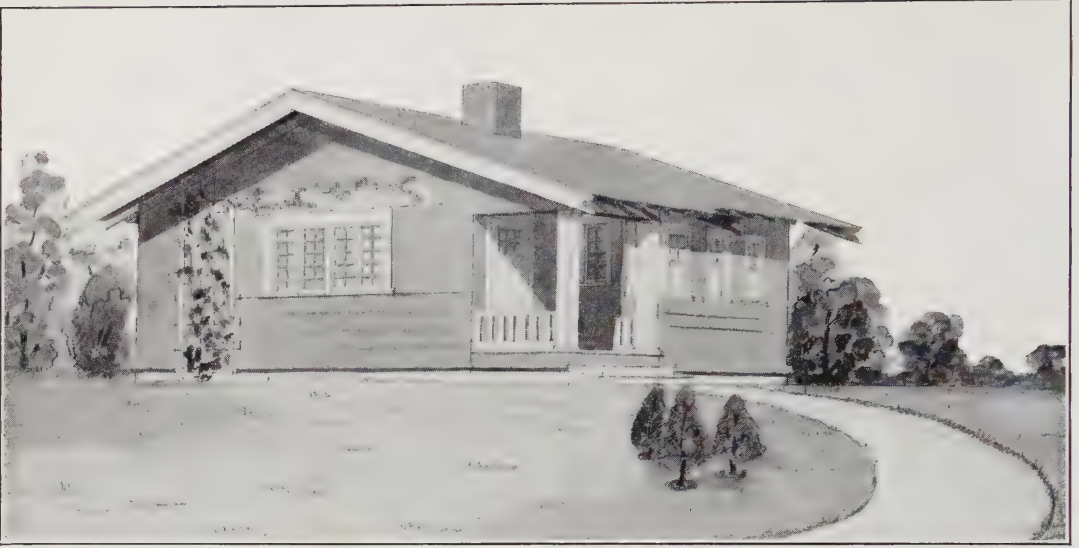
This little sided bungalow will make a cozy little home for a small family. For a young married couple with a limited amount of money to put into a home, it would be a very practical home to build.

With flowers blooming in the flower boxes and vines climbing over the pergola-covered porch, it will present a very charming appearance.

While only one chamber is shown, another can be secured in an emergency by using the door bed in closet off the living room.

The living room, dining room and kitchen are all of good size and conveniently arranged. There is a full basement under the entire house, reached by stairs from the kitchen. Basement contains boiler room, fuel bins, laundry, vegetable cellar, etc.





DESIGN NO. 1903.

It is sometimes necessary to make the home small to meet definite conditions. To do this and still keep the expense low and secure an attractive and satisfactory result calls for deep study. This little design, twenty-eight feet square, is very modest in outside appearance. It is planned for an east front lot with the entrance placed at the northeast corner.

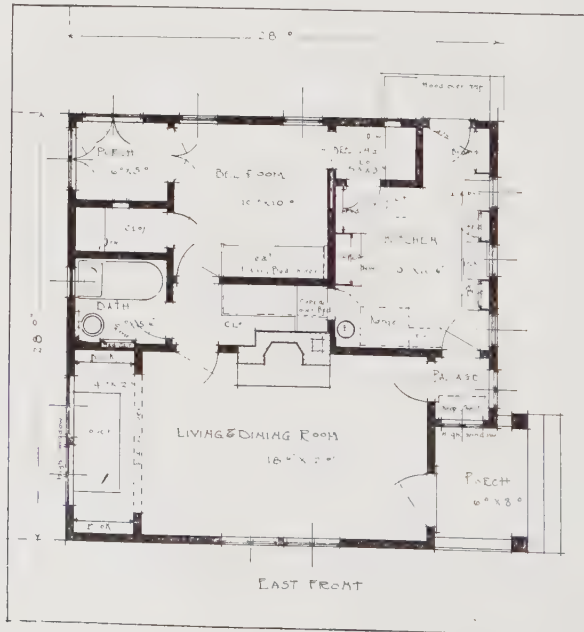
The porch entrance is directly into the combined living and dining room. This room is exceptionally large for this sized house and is especially attractive with its large fireplace and cozy-corner alcove. The alcove could be used for a guest room when needed.

The kitchen is very complete with cupboards, range, sink, worktable, etc., all con-

veniently located. The kitchen is connected with the dining room by a little passage in which is located a drop shelf large enough to accommodate the breakfast tray, thus eliminating the necessity for using the dining room table for breakfast.

The bath room is placed near the bedroom and yet is convenient from any part of the house. The bedroom is not large but space is gained by using a sliding bed which slides halfway into the closet in daytime. The other half can be used as a couch. Ample closet space is provided and a small porch opens off the bedroom.

This little home would be just the thing for "newlyweds."





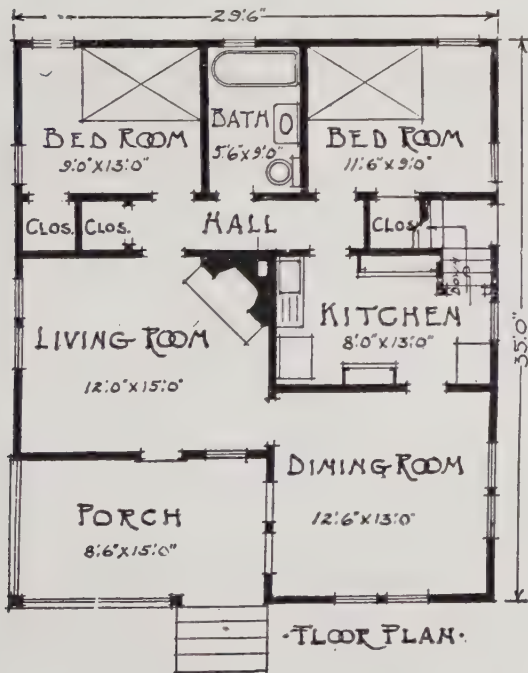
DESIGN NO. 1303.

This desirable little bungalow design has been selected as one of the best examples of a model, thoroughly up-to-date, practical cottage home. The illustration was taken shortly after completion and needs attractive planting of shrubbery about the base, with flowering vines growing over the lattice on the side.

The exterior treatment follows the simple

and beautiful lines of the Swiss Chalet in, of course, a very much modified and simplified form. The particular merits of the design seem to be the extreme economy of construction, for it will be noticed that the roof is not shingled but covered with a simple patent roofing, used with battens softening the roof lines and giving a very clean cut appearance, while the barge boards are simple in the extreme. The house rests on a brick foundation and this may be a concrete wall below grade and should be if good clean concrete sand can be secured out of the excavation for the cellar. The house walls are covered with cypress siding.

The floor plan arrangement suggested here-with appears to one as extremely practical and including all of the conveniences of a much larger and more expensive home. One attractive feature is the combination side entrance which leads to either kitchen or basement and does away with the troublesome cellar hatchway, that is, a descent of four steps from the kitchen floor is made to a platform one step above grade level and on which the kitchen door opens, where from the stair descends to the basement. The living room is attractive with its corner fireplace just opposite the entrance door, and so located that its flue and that of the kitchen range use the same chimney. The floor of the closet in the right hand bedroom is slightly raised so as to give sufficient headroom to the cellar stairs going down beneath. The dining room has windows on three sides





DESIGN NO. 1705.

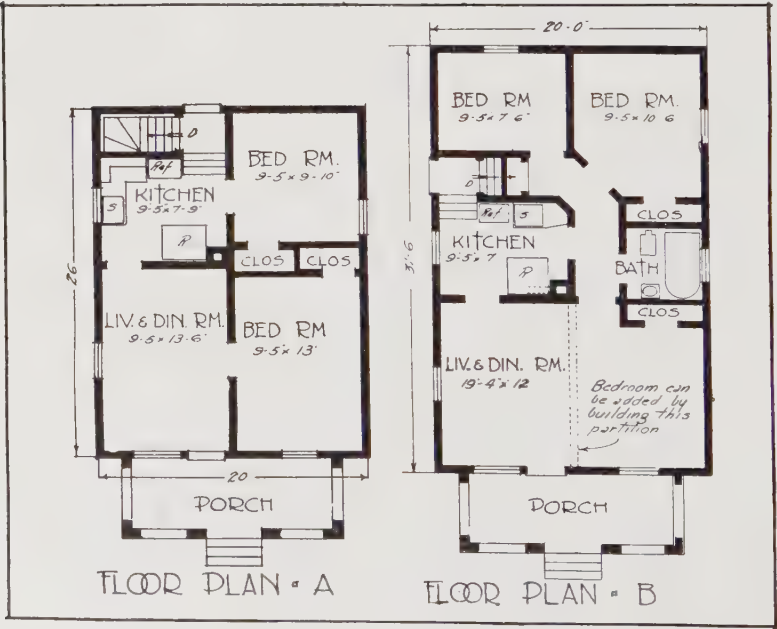
Simple as can be and yet attractive in both exterior and interior treatment, this bungalow home will appeal to many who are planning a new home, with a limited amount of money. Built on a suburban lot with shrubs and flowers as a setting this little bungalow would make a very comfortable and liveable home. It should be set well back on the lot with room for a generous expanse of lawn.

Two floor plan arrangements are shown, the

first of which is 5 feet 6 inches shorter in length than the second.

Plan B is more complete, giving a bath room, where there is none in Plan A. An additional bedroom can also be secured.

By making an initial payment of a few hundred dollars, this home could probably be secured, and the balance paid in installments not larger than rent.





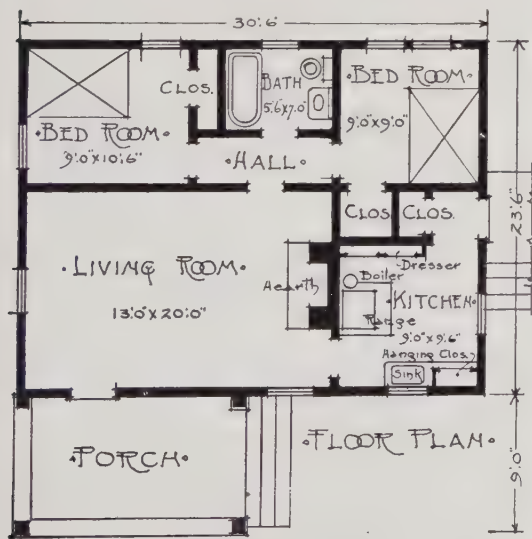
DESIGN NO. 1316.

The illustration here shown depicts a cosy little bungalow, homelike in every feature. The exterior is well proportioned and the high window with its hanging flower box gives an interesting variation to the approach.

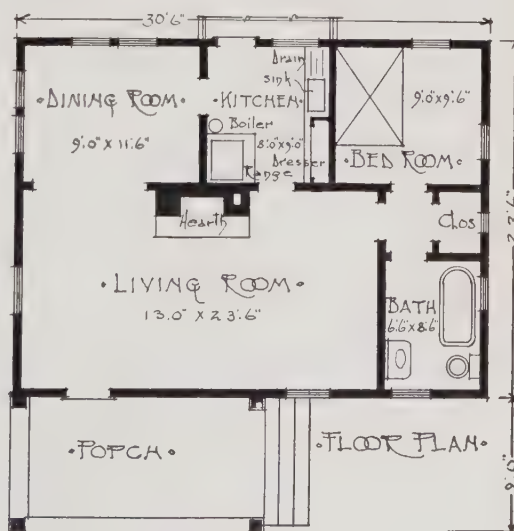
The living room in the floor plan suggested for this elevation, entered from the porch, serves as a dining room as well. An open fireplace with deep brick hearth, invites the family gathering when days are cool and makes at all times, a decorative feature for the entire room. The chimney serves also for the flue from the range in the kitchen, directly adjoining the living room. The kitchen contains a roomy closet for pots or, if desired, to be used for the refrigerator. There is also a good sized dresser and in addition, a hanging closet over the drain board to the kitchen sink. A door in the living room opens into a connecting hallway between bedrooms and bath. Each bed-

room is furnished with a good sized closet. A small cellar is provided under the kitchen and the adjoining bedroom. The balance of the house rests on a trench wall carried down below frost.

Design No. 1316-B offers a suggestion where only one bedroom is required. In this plan the living room is a little larger than in Design No. 1316 and the fireplace is placed against the rear wall. At the end of the room a door leads to a little square or lobby on which opens the bedroom, bath and a closet. To the rear of the living room, and connecting through a wide opening at the left of the fireplace, is a fair sized dining room. Mullion windows are built in the outside walls, assuring a light and fresh air in plenty. A cellar is provided under the rear portion of the house. The foundation could be built of stone, concrete, or tile, according to the material at hand.



PLAN - A



PLAN - B



DESIGN NO. 1703.

When vines have grown up the trellis and over the front window and shrubs have been set, what could be more attractive and home-like than this little bungalow?

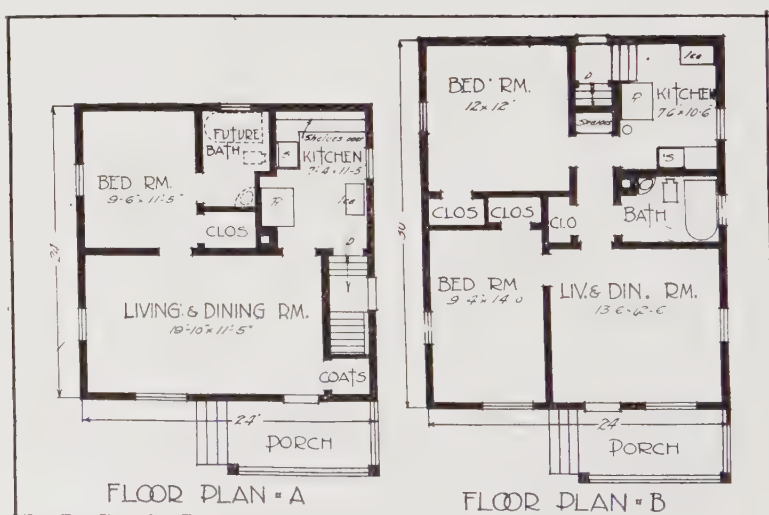
It is much better for a young married couple to start housekeeping in a small unpretentious little home such as this, than to pay rent for a place that they can't afford to buy. When this home is paid for it can be disposed of and the money received used to pay down on a larger and better one.

Plan A, 24 feet square, is arranged for a

newly-wed couple, while Plan B, 6 feet longer, will accommodate a family of one or two children.

This home has been planned to keep down the expense, and the inside finish is intended to be pine, poplar or cypress, stained or painted.

The arrangement of rooms in both Plan A and Plan B is economical of space and convenient to its use. Full basement is intended with both plans.





DESIGN NO. 1338.

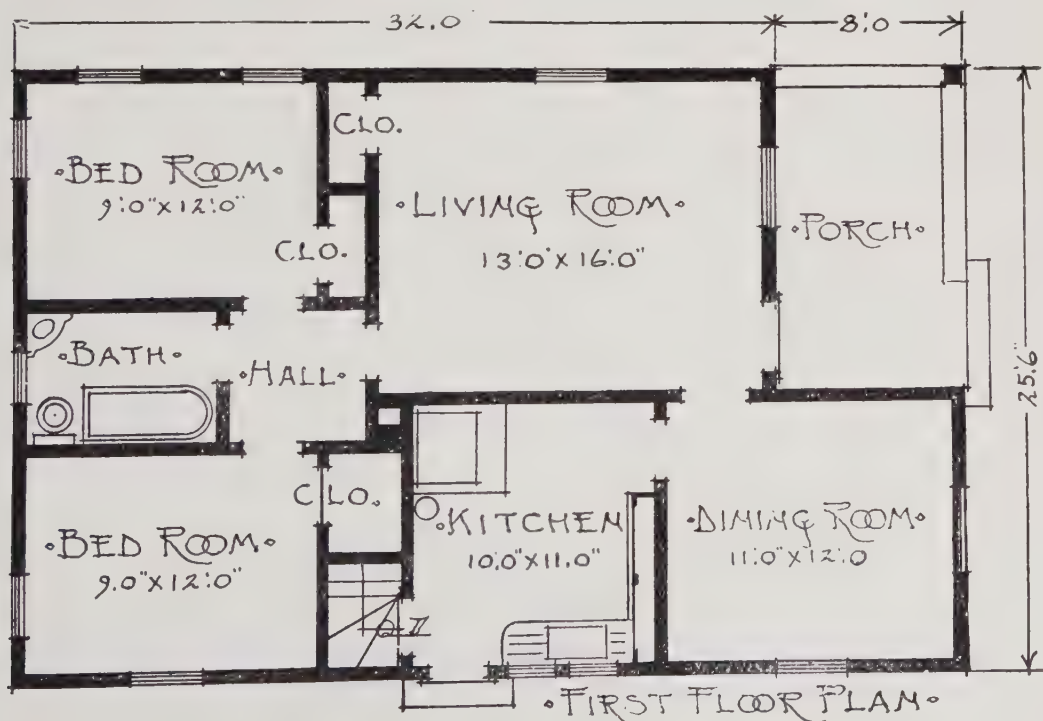
The above is an attractive little bungalow for summer or all year around purposes.

A floor plan, suggested for this bungalow home, is shown below. The basement extends under the rear portion of the house and is arranged with laundry and storage closet.

On the first floor the living room is of good size, at the rear of which is a little hall connecting with the two bedrooms and bath. A closet is provided for each room, and, in addition

there is a generous closet for wraps and coats in the living room. The dining room is cheerful and connects directly with the kitchen. This has a roomy dresser and an inside stairway to the basement.

A scuttle gives access to the attic which furnishes good storage room. A louvre is built on the front for ventilating. The exterior is of clapboards with a stained shingle roof.



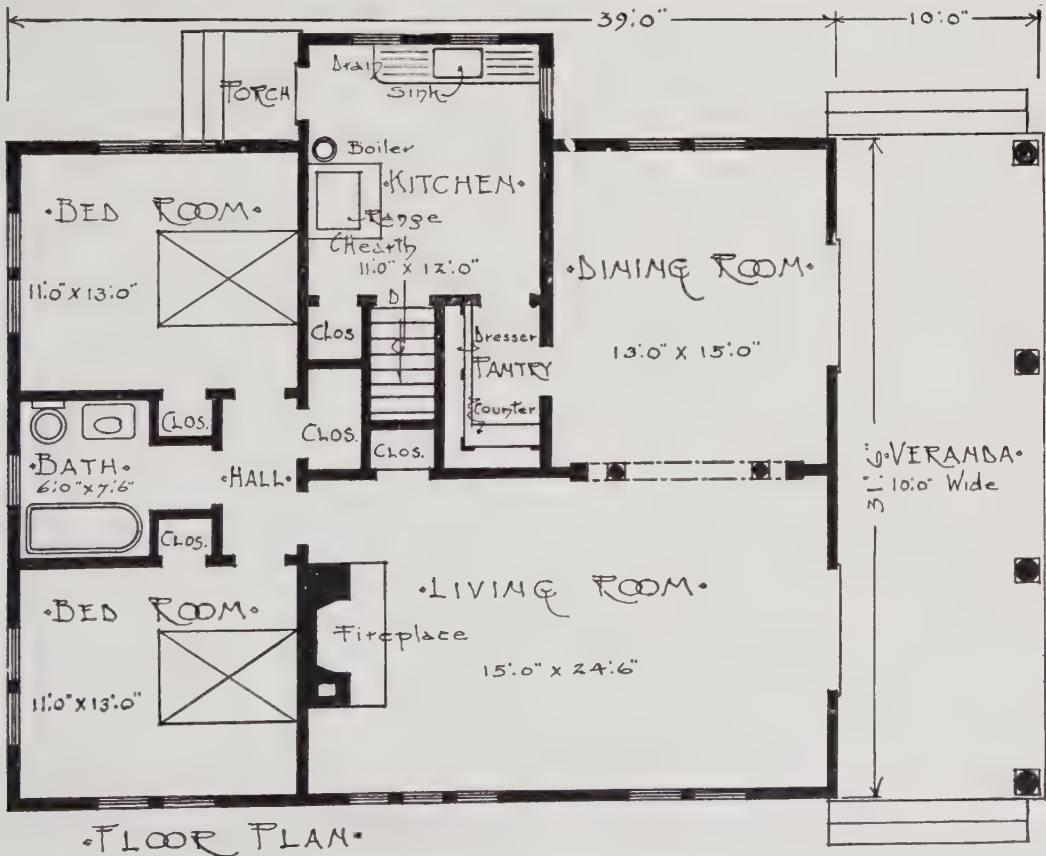


DESIGN NO. 1326.

Refined simplicity is the predominant note in this little bungalow and the ungarished roof supported by the sturdy porch columns, gives a delightful air of the classic.

Convenience and economy of space together with an attractive interior, are strong points in the little plan shown below. The living room and dining room are connected by a wide columned opening, and the French windows, opening on to the veranda, connect it more

intimately with these rooms. In the living room a closet is provided for coats and wraps. The fireplace is attractively detailed and the triple mullion window is built rather high so as to allow for a highbacked settle or bookcase below. The door to the right of the fireplace opens to a central hall immediately connecting bedrooms and bath. The bedrooms are very desirable and mullion windows on two sides assure plenty of light and air.

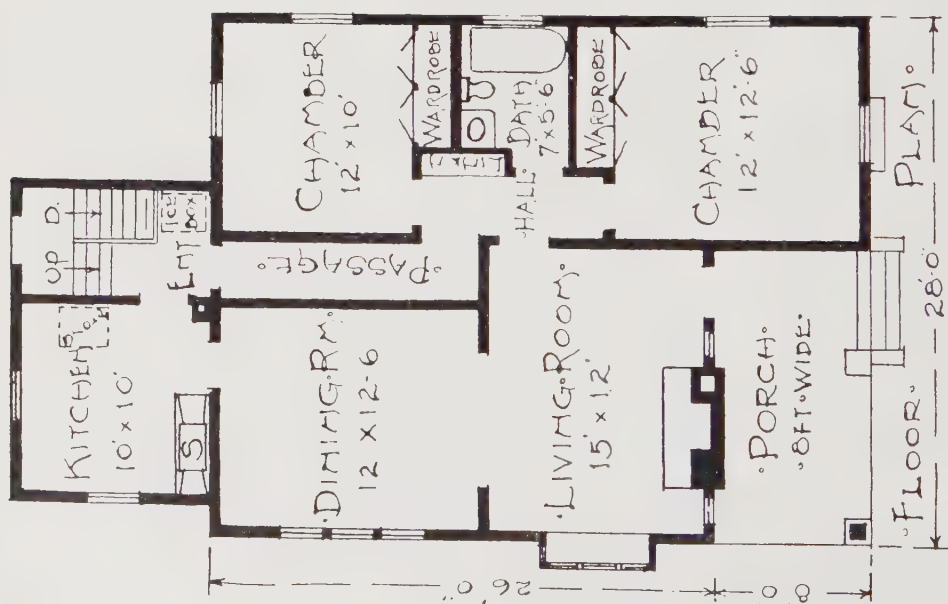




DESIGN NO. K-1434

This little bungalow with its wide recessed porch and plain, simple details will appeal to many home-builders. The exterior walls are of vertical boards and battens varied to horizontal in the gable ends. The living room contains a brick-faced fireplace, and at the rear the dining room is entered through a wide cased opening. Between it and the kitchen is a pantry of good size. The kitchen is well appointed

with sink and stove and ice box on the adjacent stoop. There are two chambers with wardrobe, bathroom and linen closet. The attic is for ventilation only. No basement is arranged and stoves will be used for heating purposes. The finish and floors are of Georgia pine or cypress, painted or stained, throughout. The height of story is 9 feet. The size is 30 feet wide by 28 feet deep.





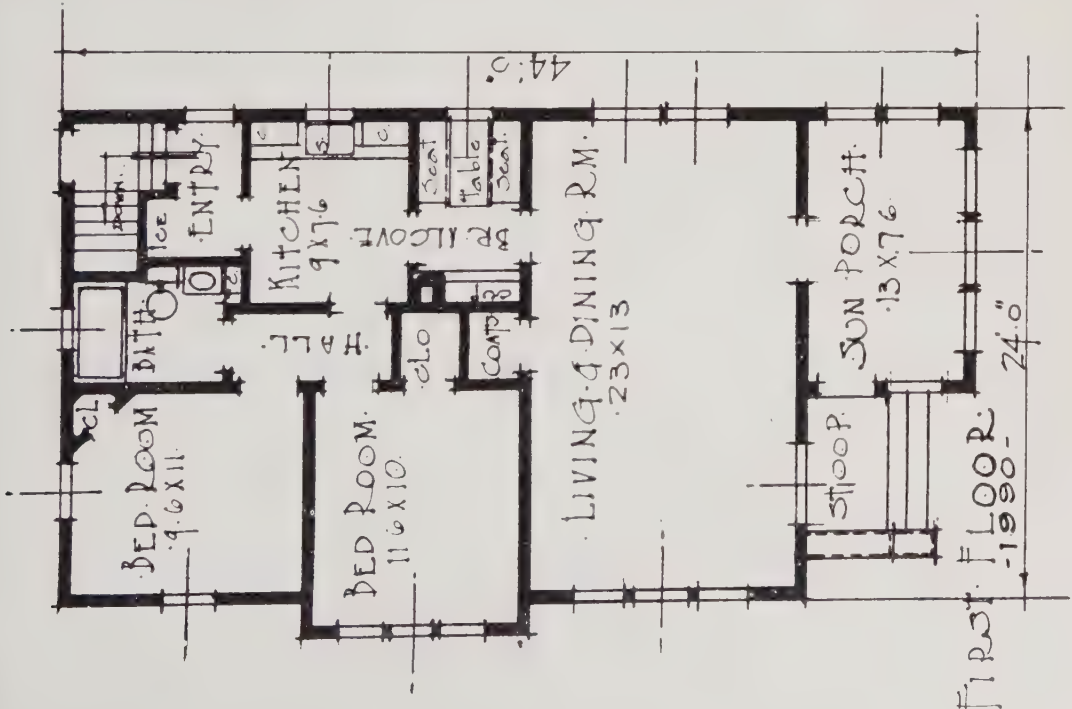
DESIGN NO. 1990.

Another popular type of the five room bungalow with addition of sun porch.

Siding is used for the outside walls and a little brick for ornamental effect. It will be noticed that the sun porch has a one course of brick, laid on end as a base.

Exposed roof rafter ends, notched, give a further artistic touch to a most pleasing design.

The interior is well planned with two bed rooms, bath, kitchen, and breakfast alcove beside the large combination living and dining room. Full basement. Furnace heat.





DESIGN NO. K-1767.

A home planned for just two people, where every household convenience has been arranged to reduce steps—just the home for father and mother.

The exterior is very pleasing with its wide projecting cornice and its low sweeping roof, extended out over the front porch and amply supported at each side by massive cement piers. The exterior walls from grade to window sills are of wide rough-sawed drop siding, stained, and rough-cast white cement plaster above. Shingle or composition roofing is used.

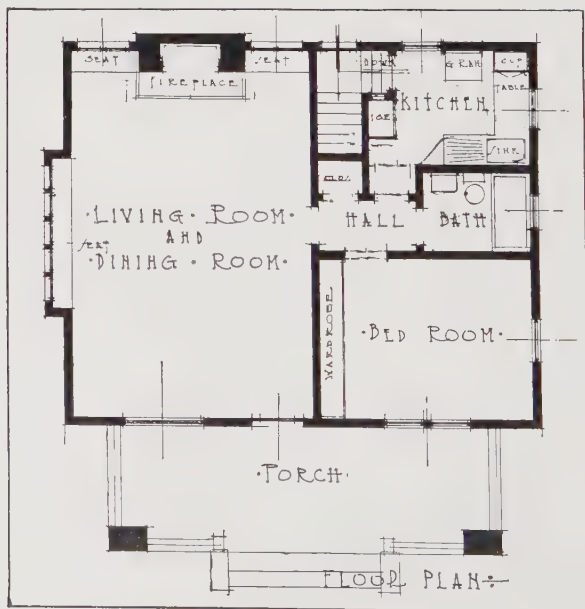
The floor plan is ideal for such a home. The large room at the left is really a living room, with boulder fireplace and seats on each side. This room is convenient to kitchen and the intention is to use it as a dining room as well. In a home like this, why separate

rooms? What a glorious room for entertaining. The long window seat and the fireplace seats help to provide ample seating capacity.

The owner has provided for a fair sized bedroom with a built-in wardrobe across the entire end. There is a convenient little bath, the plumbing being nicely arranged.

A small kitchen or kitchenette completes the arrangement. Here, space has been provided for an icebox, to be iced from the grade door entrance; a small gas range, kitchen cupboard, a built-in-table. Note the extra large linen closet off the hall. Stairway leads to grade door or to basement, where the owner has installed a little hot water heating plant.

Good storage space is also given in the basement and a laundry could be easily added if desired.





DESIGN NO. 1312.

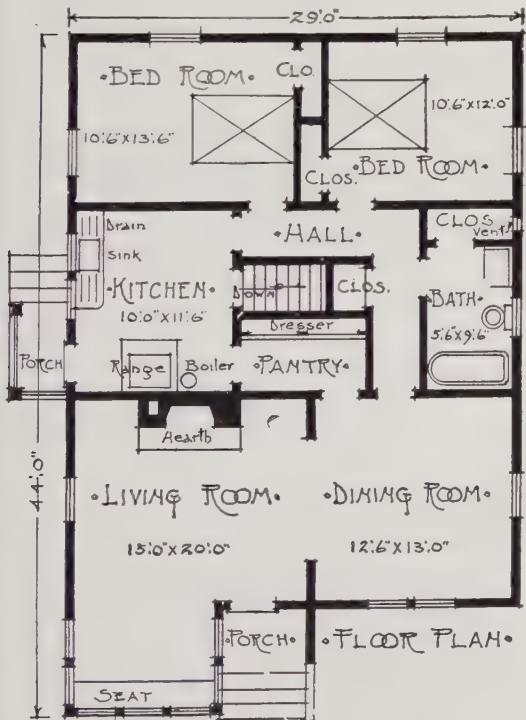
This cozy little bungalow has been selected for its many desirable possibilities in floor plan arrangement. The exterior is extremely simple and economical in construction. The main part of the house is devoid of any attempt at decoration, depending entirely upon its proportions for effect. The whole attractiveness of the design lies in the alcove ex-

tension to living room, with its well proportioned casement windows and the little entrance porch nestled at the side. The house is covered with siding up to a belt course, carried along the tops of the windows, and with shingles above.

The floor plan is thoroughly practical and offers many domestic conveniences. The bedrooms are light and airy, each having windows on two sides. Closets are provided in each room and in addition, a large closet, for soiled clothing is located opening into the bath room, and ventilated through louvers just under the eaves. There is also a linen closet in the hall. The kitchen is of good size and conveniently arranged. It has a doorway opening on to the cellar stairs and also one opening into the bedroom hall. The dining room has windows on two sides and connects with the kitchen through a butler's pantry. A dresser with counter shelves running full length provides ample room for the stowage of china, etc. The living room should make a very attractive apartment. Low bookcases could be built in the recesses on each side of the fireplace and with the walls finished as an effective background, this would make a most appropriate setting for a worthy cast or a touch of bright color.

The alcove could be very prettily arranged, and with a couple of willow chairs, a small table and some soft pillows, for the window seat, would make a most charming little retreat.

There is a full basement under the rear portion of the house, where are located a laundry storage closet, fuel bins, etc.



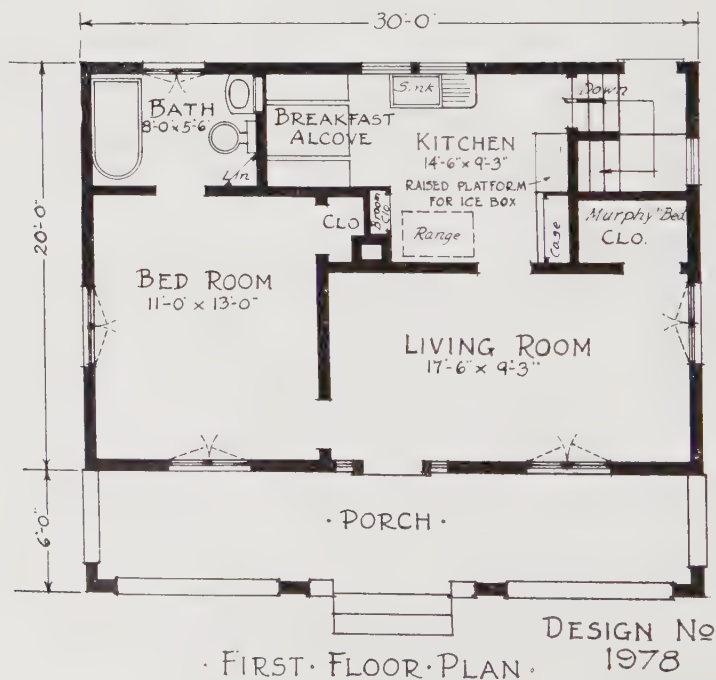


DESIGN NO. 1978

We show in the design, a summer cottage of three rooms, giving accommodation of two bedrooms. It is inexpensive to build both as to plan and design, having very few partitions and openings. The roof is of the simplest with exposed rafter ends and cypress shingles used as well as on exterior walls which are covered nearly to the ground.

The cottage rests upon a shallow cement footing. Small cellar only for vegetables and small furnace room for pipeless furnace.

Interior trim and floors are southern pine rough cast plaster for walls and ceiling. Celatex insulating board could be economically used in place of sheathing boards.





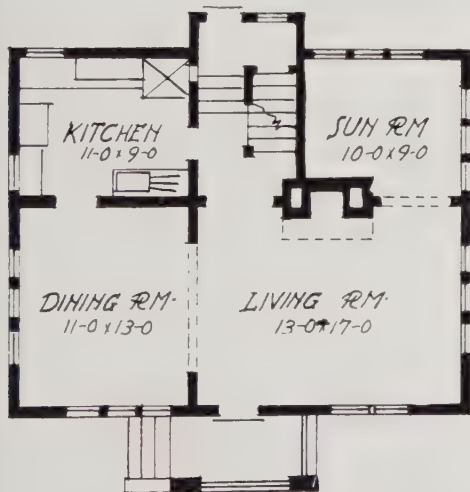
DESIGN NO. 1911

Shingles lend themselves particularly well to the bungalow type of design. This little home is ideal for newly-weds or for a very small family. "Cosy" is the word which seems specially designed to describe it, and on account of its simple lines and detail it is sure to be economical of construction.

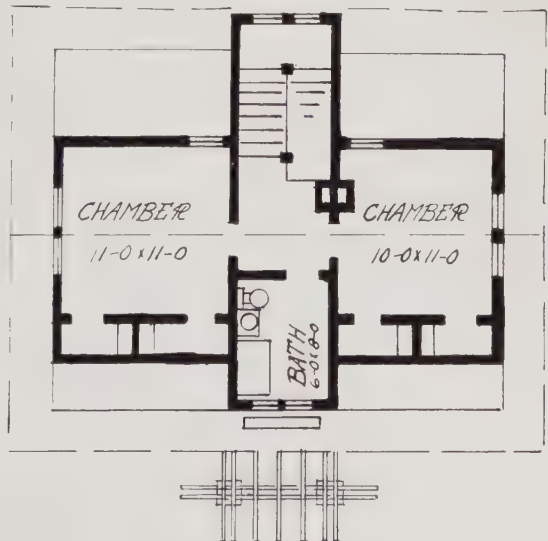
This house as built was stained gray with

dark green roof and white trimmings, and when vines have climbed over the little pergola roofing of entrance porch and the flower box above if filled with gay blossoms, it will present a most attractive appearance.

A full basement is provided with stairs going down from rear door on landing, which is also used as kitchen entrance.



FIRST FLOOR PLAN.
No 1911



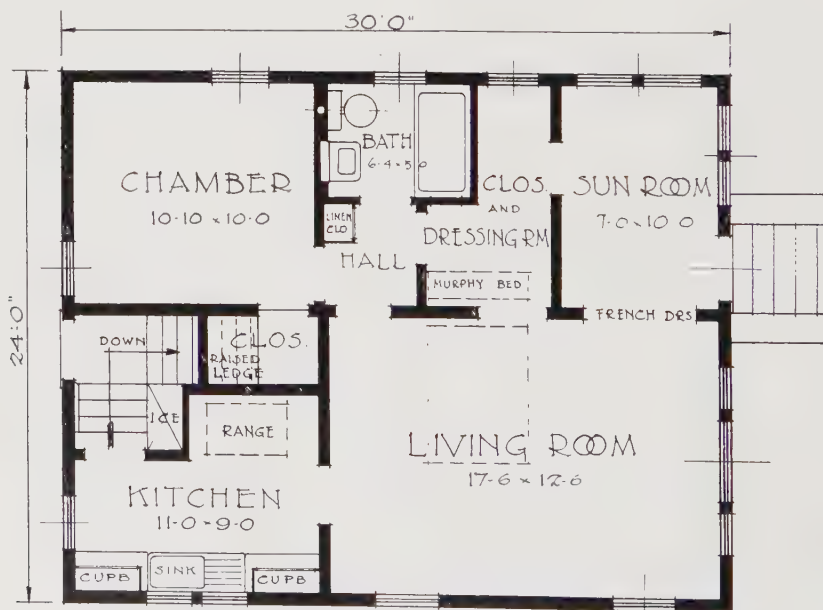
SECOND FLOOR PLAN



DESIGN NO. 1924

There has been a call for a plan of a plain, inexpensive four-room bungalow which gives accommodations of two bedrooms. By having one good size combination living and dining room equipped with the disappearing bed, this has been accomplished in this pleasing little home.

Cement stucco, carried down to a low base, is the material used for outside walls; shingles, stained, for roof. As a utility plan, for a small family, and inexpensive to build, this arrangement will be found to meet every practical need.



-DESIGN No 1924-

FIRST FLOOR PLAN



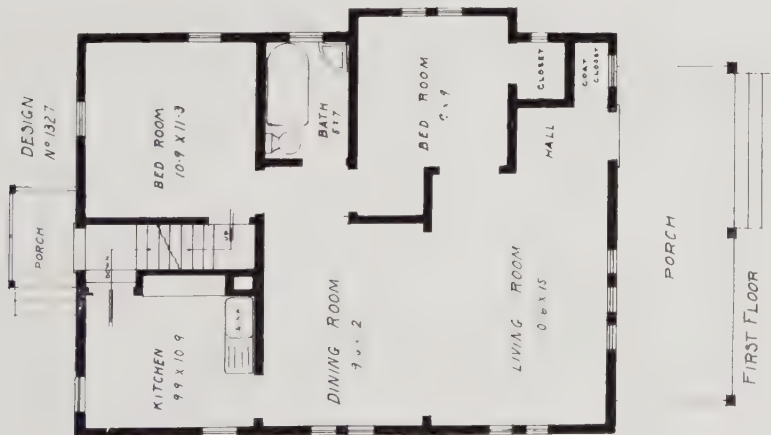
DESIGN NO. K-1327.

This is quite a pretentious cottage, as it is provided with a generous sized porch, basement, five rooms and bath. A stairway to the attic gives convenient access to the storage space there.

The living room and dining room are divided only by a very wide opening, giving the spacious air so desirable in a small house. No dividing wall is shown between the little hall

and the living room, and these three should have wall decorations of the same color to add still further to the apparent size. The coat closet near the front door is a most desirable provision.

The front bedroom could be squared out, if thought too small, to take in that much of the living room and still leave a living room of very fair dimensions.



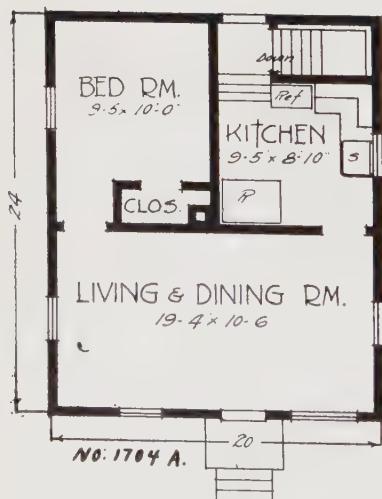


DESIGN NO. 1704.

Two floor plans are shown with this design, the larger one making a very complete little home. As in so many up-to-date houses, the dining room is omitted and a combination of dining and living room is used. Two closets and a linen case in the bathroom give unusual storage space for a house of this size.

The smaller plan would serve excellently for a lake cottage, with built in seats to be used as bunks in the living room. A larger porch would be desirable for this use.

The house is 20 ft. wide and 24 ft. long, in the smaller plan, and 30 ft. long in the larger.



FLOOR PLAN - A



FLOOR PLAN - B



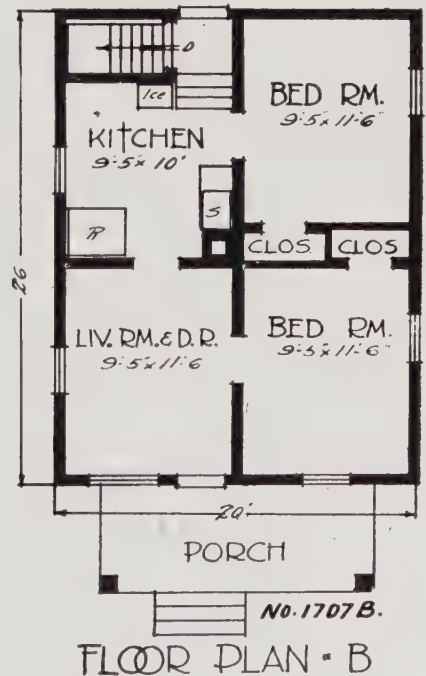
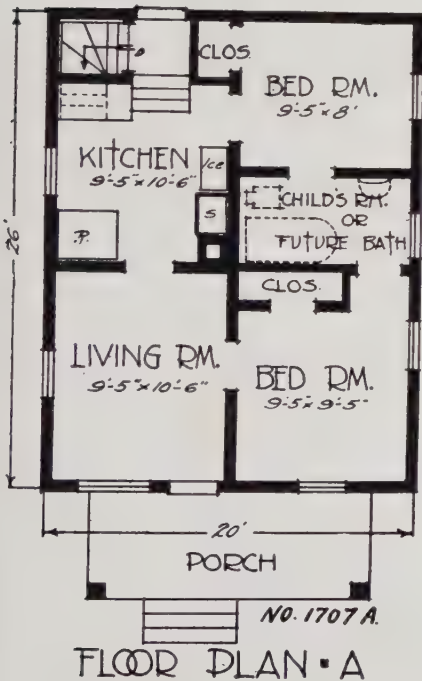
DESIGN NO. 1707.

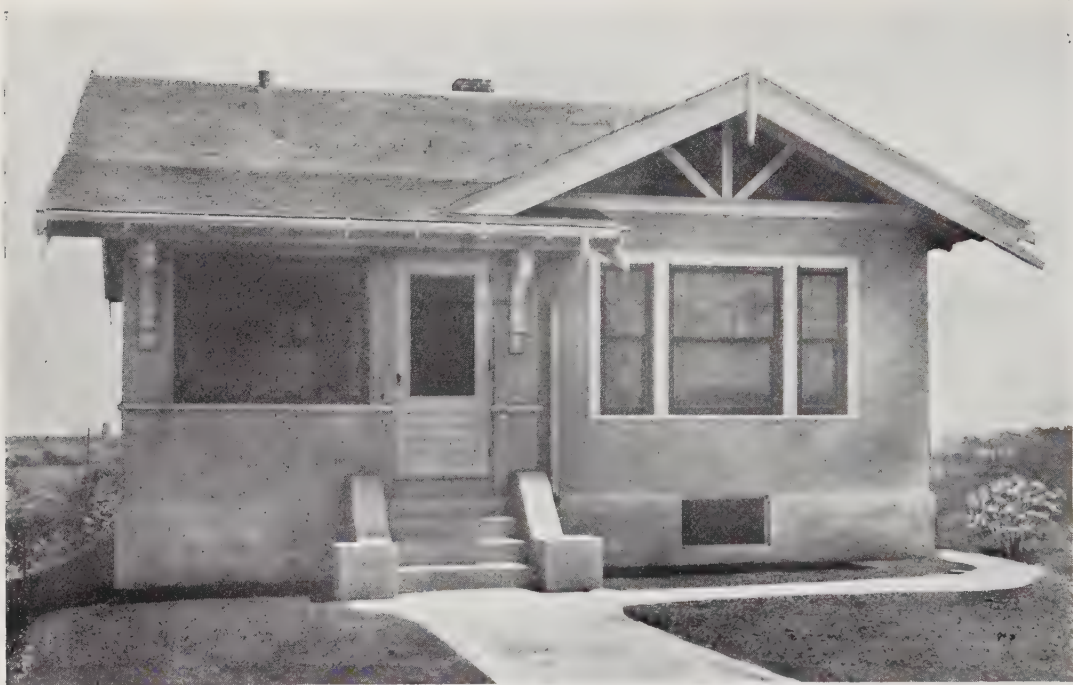
Another "minimum" plan very similar in arrangement to that shown on the preceding page, but by reason of a little better exterior finish and larger porch, giving a slightly improved appearance.

Alternative plans are again shown, with and

without the bathroom. The size of the living room could be increased a few feet by encroaching on the kitchen, which would likely be advisable if it is to be used as a combined living and dining room.

Size 20 by 26 feet.



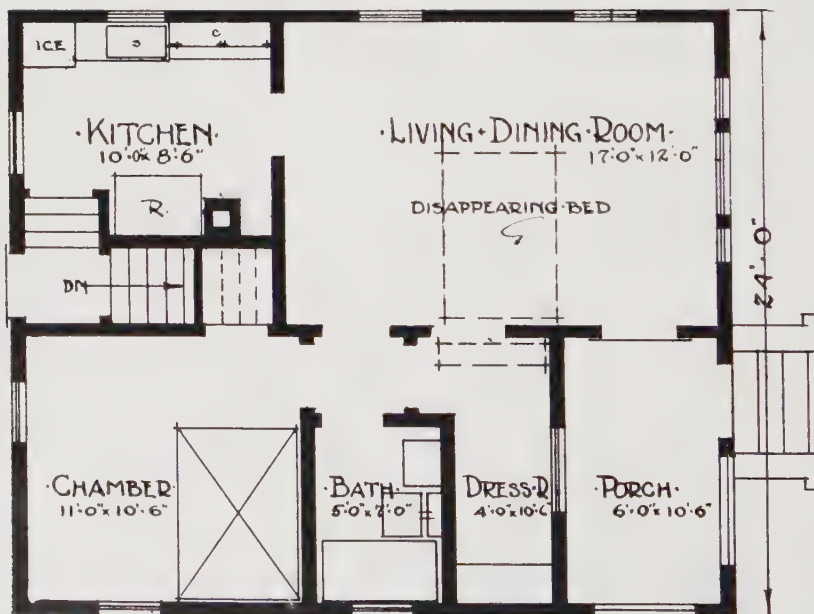


DESIGN NO. 1968.

This simple little three room cottage is a plea for economy and by the introduction of the disappearing bed feature provides two bedrooms. The design is well proportioned and has a very compactly arranged floor plan. The living and dining rooms are combined into one larger well-lighted room. Entrance is con-

veniently had from this room to the bath, as well to a dressing room. This dressing room is 4 feet by 10 feet 6 inches and receives light from a large window off the front porch.

The kitchen has a built-in cupboard to the right of the sink, and refrigerator conveniently placed.





DESIGN NO. 1417.

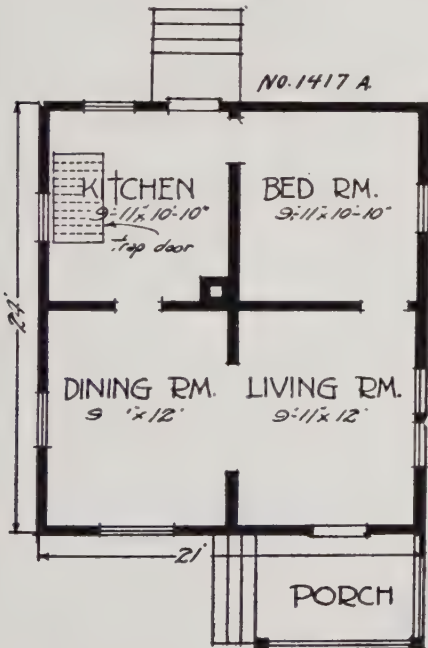
While the plan of this little house is very similar to those shown on the preceding pages, the exterior is varied a little and made distinctive by the use of lattice work over the large front window and near the corner.

The porch extending out from the main roof

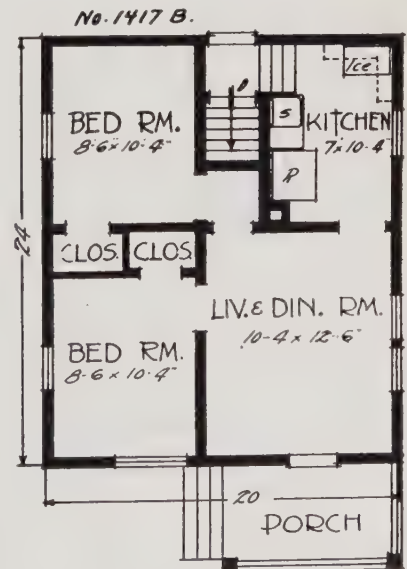
adds to the very effective appearance of this feature.

Alternative plans are offered with one and two bedrooms, as the needs of the family demand.

Plan A is 21 feet wide and 24 feet long. Plan B 20 feet wide and 24 feet long.



FLOOR PLAN - A



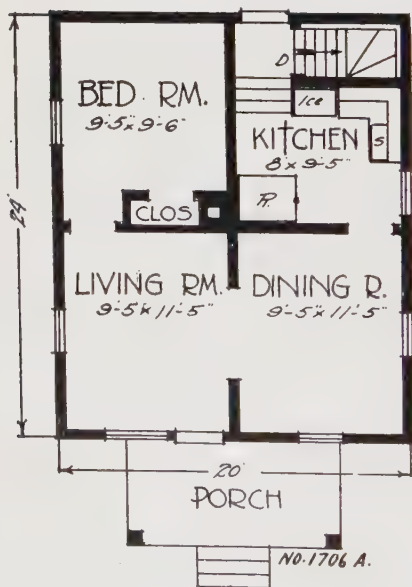
FLOOR PLAN - B



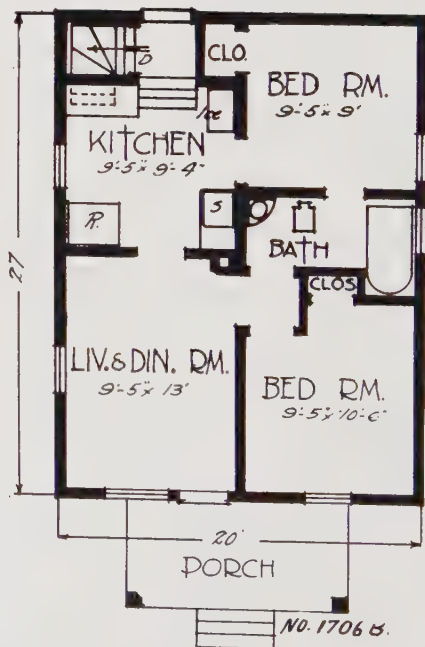
DESIGN NO. 1706.

A "minimum" plan is shown in the smaller floor plan of this cozy cottage, with every foot of space utilized in the most effective way. The living and dining rooms could be combined into one large room, if preferred. This arrangement is rapidly coming into favor.

The larger plan shows two bedrooms, so often necessary even in the smallest house, and a very good sized bathroom. It would be hard indeed to devise a more compact arrangement of space than is here shown.



FLOOR PLAN - A.



FLOOR PLAN - B.



DESIGN NO. 1731.

A snug little home with several features to commend it, not the least being the large sleeping and sun room. Note the convenient approach to this room from living room, as well as from the bath. The living room has good proportions, and is finished with a fireplace. The arrangement of kitchen will appeal to the housewife desiring built-in features. A

work table is considerably placed close to the kitchen window, and at its left is a built-in cupboard. There is also a cupboard on each side of the sink, with shelf over; also a built-in ironing board is provided.

The exterior is stucco above the window sills and below a wide lap siding is used effectively. Basement for small heater.





DESIGN NO. 1931.

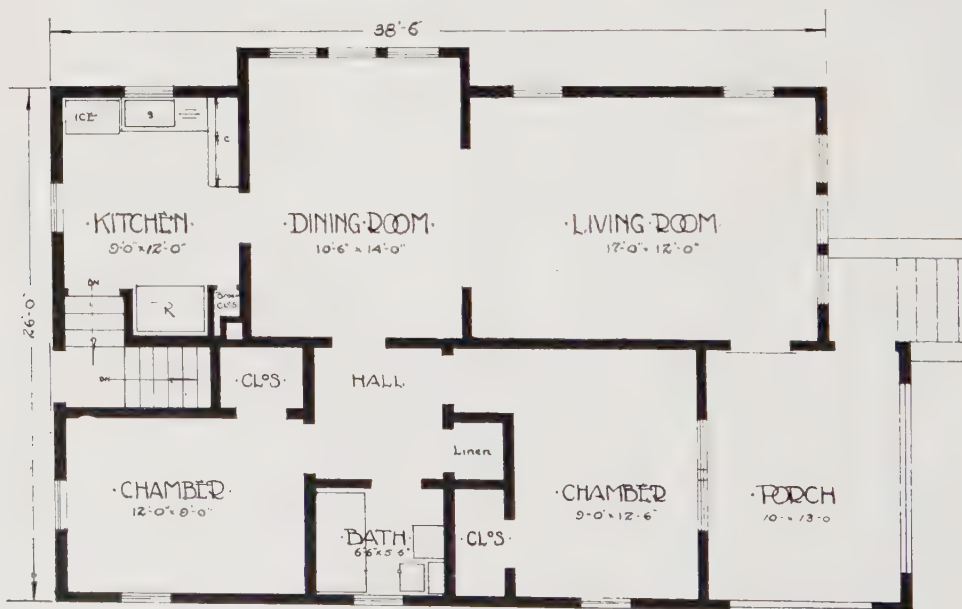
The bungalow idea retains its popularity well and the use of stucco as here shown, is particularly adapted to this style of house. Shrubbery and flower boxes add greatly to the hominess of any house and are almost essential to good effect with the cold appearing stucco walls. This little house is charming in its setting of green lawn and shrubbery.

Convenience and comfort are embodied in the plan. The sun porch is 10x13 and both

living and dining rooms are of good size. The front chamber could be increased in size by utilizing the closet space as now shown, rearranging the bathroom fixtures so as to place the door further back, and a closet secured from the hall space.

The window provision is very generous and will insure an abundance of air and light.

Width, 26 feet. Depth, 38 feet 6 inches.



FIRST FLOOR PLAN.

DESIGN NO. 1931.



DESIGN NO. 1713.

Two plans are shown of this extremely attractive and practical little bungalow home.

Arrangement A, size 20 feet by 27 feet, allows for one bedroom, while in arrangement B, size 20 feet by 31 feet 6 inches, two bedrooms and a bath room are given.

Exterior walls are a combination of shingles and siding. The sun porch is a feature not often found in so small a house. By removing

the windows a delightful open porch may be secured for the summer months.

Both plans are an excellent arrangement of rooms and an economical use of the floor space.

This little home is designed to be built inexpensively. Inside finish to be pine, poplar or cypress, painted or stained.



FLOOR PLAN A



FLOOR PLAN "B"



DESIGN NO. 1112.

This is another little bungalow that gives splendid satisfaction for a modest little home. The exterior is of siding, but may be shingled just as well if preferred.

This bungalow, though small, has an air of dignity. One need not feel ashamed to live here even though it is not as pretentious as those of his neighbors.

Note specially the porch with its generous width and unobstructed view.

By raising the pitch of the roof slightly and putting in a couple of dormers and a little stairway between living room and kitchen, possibly increasing the depth of the house two or three feet, a couple of rooms can be located in the attic, and this slight change can very readily be arranged for by simply attaching a memorandum of agreement to the contract with your builder.

The finish throughout is of pine, poplar or cypress, painted or stained. There is no basement and stoves are used for heating.

Width, 20 feet; depth, 21 feet; exclusive of porch, height of first story, 9 feet.



DESIGN NO. 1748.

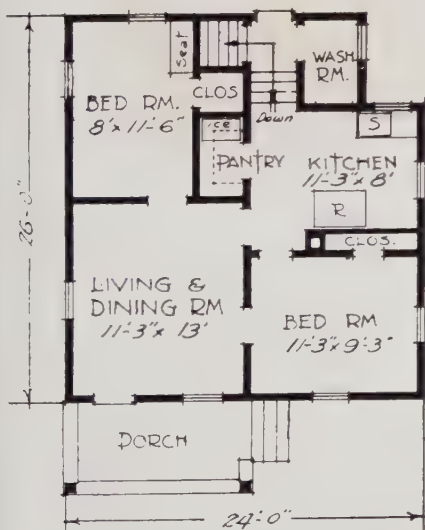
This little home seems particularly fitted for placing on a corner lot where it is desired to build a group of small houses crosswise of the lot. Being but 26 feet in depth, a fifty foot lot will take it very nicely.

If desired, a bathroom could be readily ar-

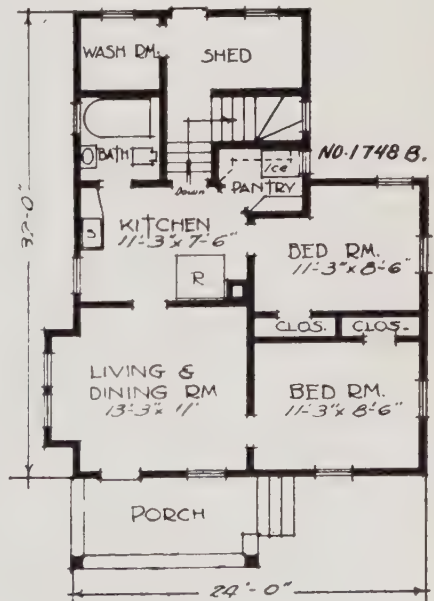
ranged just back of the front bedroom, moving back the rear line of the house at this side to give the few additional feet of space necessary for its accommodation.

Size 24 by 26 feet for Plan A, and 24 by 37 feet for Plan B.

NO. 1748 A.



FLOOR PLAN "A"



FLOOR PLAN "B"



DESIGN NO. 1339.

For an inexpensive bungalow the above has many attractive features. The general proportions are good and the simple detail is pleasing. The side walls are covered with siding but would look equally attractive in shingle.

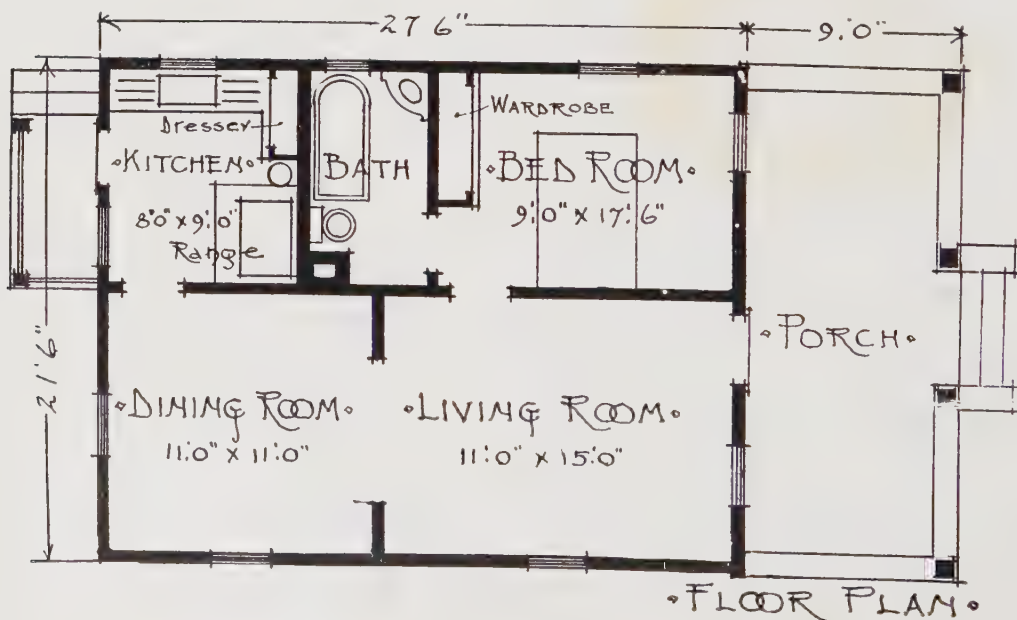
For outdoor sleeping the porch has been wholly enclosed with screens, and curtains are provided for drawing when necessary.

The floor plan below is suggested for this attractive elevation. The various rooms are so arranged and of such size as to provide for economical construction without waste in cutting and framing.

The living room opens directly from the

porch, with the dining room to the rear. The large opening connecting these two rooms permits them to open into practically one large room, and gives quite a spacious interior effect. Adjoining the living room is a pleasant bedroom with a large wardrobe and bath. The kitchen is very conveniently arranged and has an ample dresser with drawers, cupboards, and shelves enclosed with glass doors.

The attic is reached through a scuttle from the kitchen and furnishes generous storage room. A small basement is planned under the kitchen and bath, but if desired could be readily extended under the whole house.



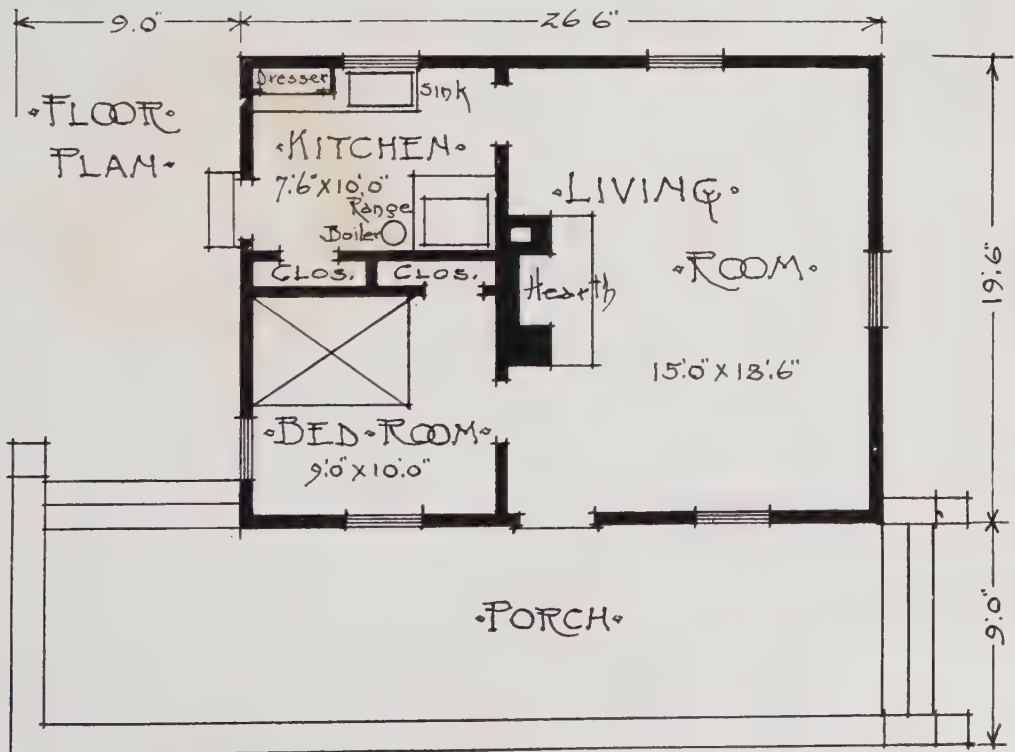


DESIGN NO. 1320.

The above is a splendid illustration of an artistic little bungalow. Broken stone from the hill-side has been used to good effect in the wide front porch which is covered by a projection of the main roof.

The living room is very attractive, has windows on three sides, and a large open fireplace.

Closets are provided for the kitchen and bedroom. The house stands on a stone underpinning.



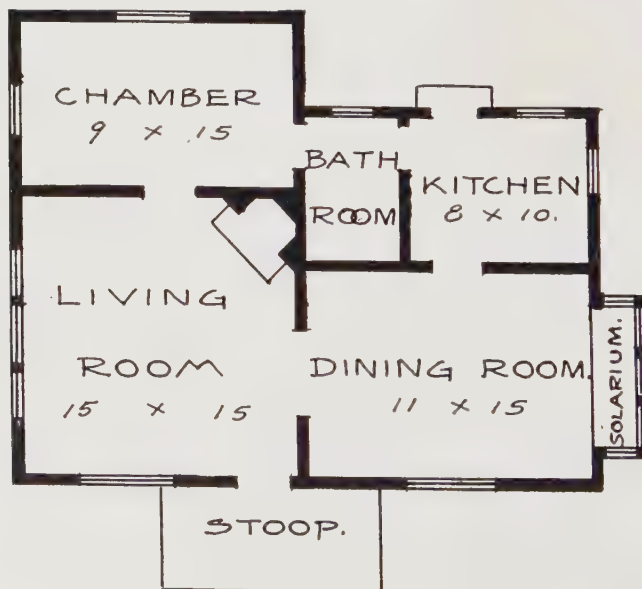


DESIGN NO. K-1305.

One sees at a glance that the owner or builder of this cosy home which can readily be adapted for winter use if desired, has an eye for the artistic. The exterior while really a plain design has received just the necessary touches to take it out of the commonplace. The low hedge bushes at the side make a border for the setting, and the plainness of the unroofed porch is relieved by the plants. Probably that which gives the most character to this bungalow is the broad extending eaves, which project so far that a shadow is thrown across one half of the windows. The main portion of the

house is batten construction with the gables shingled. Brick piers and girders are used to carry the house, there being no basement, cellar or heating plant. By placing a scuttle in the ceiling a good attic storage space can be reached.

A photograph does not do a dark stained building like this justice. A green roof, white trim, and brown stained boards would add very much to its general appearance. Finishing the inside with plaster walls, yellow pine finish, including floors is intended. Ten-foot studding is used. House is $31\frac{1}{2}'$ wide by $25\frac{1}{2}'$ deep.



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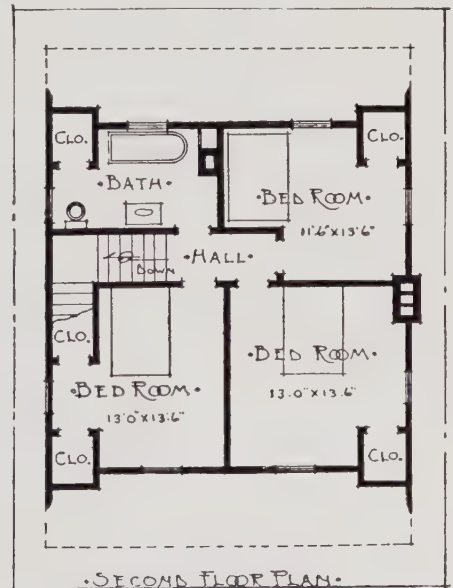
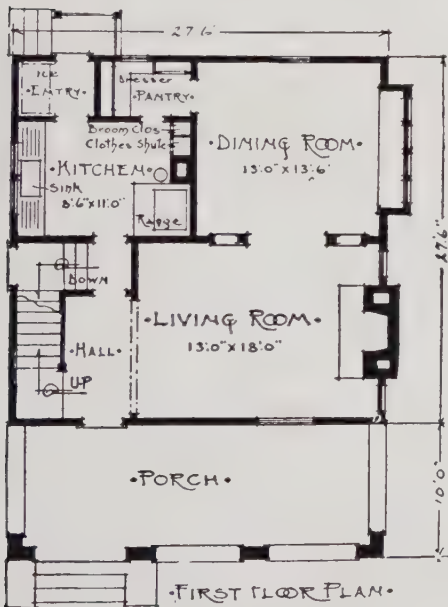


DESIGN NO. 1336

The above illustrates a pleasing example of the modern suburban cottage. The treatment of the brick foundation wall is most effective, seeming to pull the house more closely to the ground, and with the boxes of flowers, is in pleasing contrast with the rough cast stucco walls.

The hall opens full to the living room which

in turn connects with the dining room through a columned and pedestaled opening. The window bay is an interesting feature of this room and will make an attractive place for flowers and potted plants. Refrigerator space is provided in the entry, and convenient access is had to the front door and stairway.



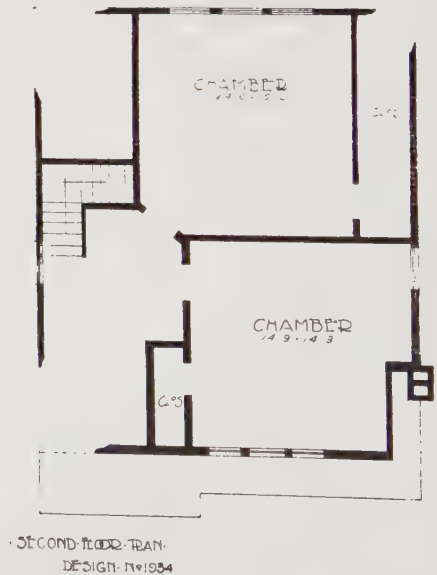


DESIGN NO. 1934.

Special thought has been given to the exterior designing of this house and its appearance well repays for the effort made to secure artistic effect on low lines and yet procure a very sizable house. Very rough textured tapestry brick was used for the entrance step buttresses and the deep tones of this brick-work give richness and warmth to the color scheme.

The floor plan is splendidly arranged to give a maximum amount of space and comfort. One would scarcely believe from the exterior view that there were four good sized chambers, in addition to the usual living, dining, bath rooms and kitchen.

Entrance to kitchen is combined with basement stair. A convenient location for the refrigerator is provided near this entrance.





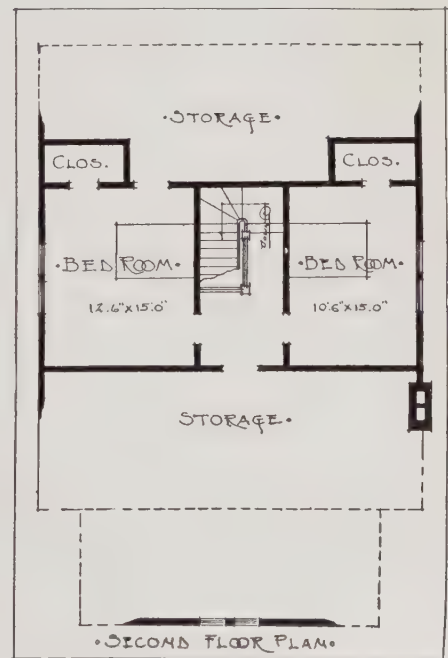
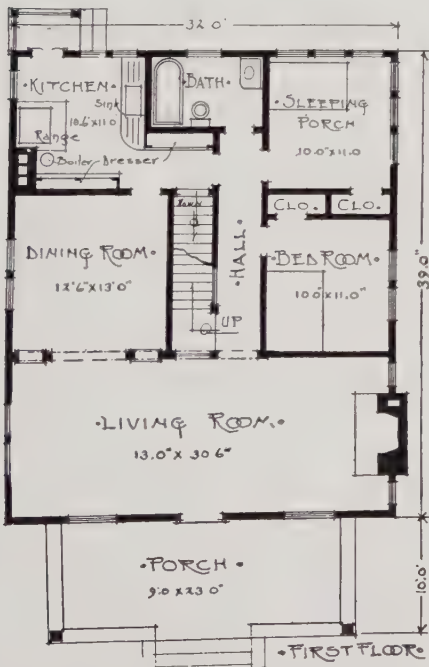
DESIGN NO. 1340.

Completeness is the word best describing this popular little home. The brick and stucco combination has been employed most effectively in designing the exterior, the selected face brick together with the dark brown panel strips in porch gable forming a pleasant contrast with the white walls. A moss green roof would go well with this combination.

A review of the plan will show that careful thought has been given to utilizing every foot

of floor space. The living room is large, extending across entire front of house, while just back of it is the stair hall and dining room. A sleeping porch is provided at the rear of first story, but, if desired, this space could be completely enclosed to give another chamber. Two very good sized chambers are shown on the second floor.

The porch floors and steps are of cement.



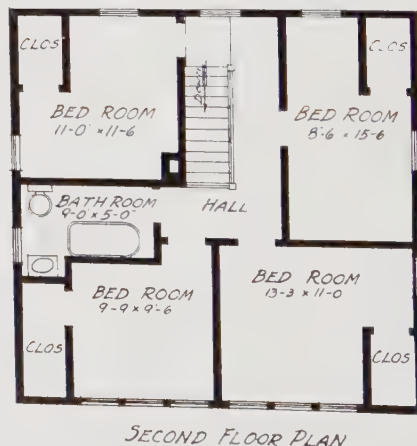
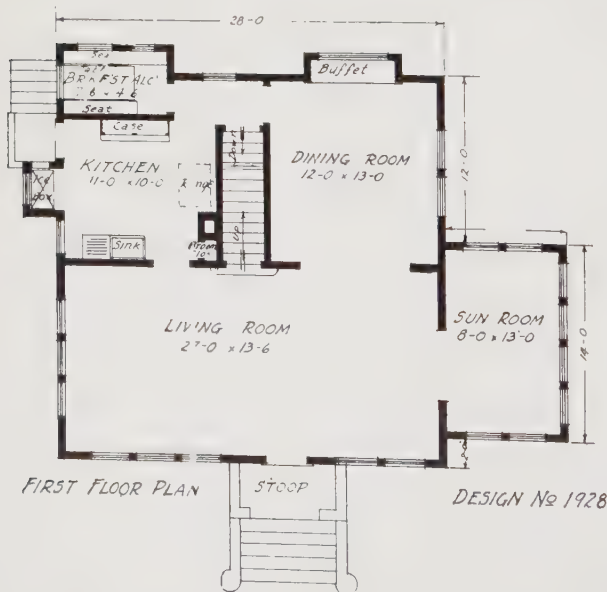


DESIGN NO. 1928.

This might be called "a house built round a living room" for in this instance the large, comfortable living room was made the outstanding important feature of the plan. It is 27 feet long and 13 feet 6 inches wide. Both kitchen and dining room are directly connected with it, the staircase to second floor leads from it, and opening off at the right is the delightful sun room. If this sun room might be balanced at the opposite end of the room by built-in bookcases and open fireplace, there would be little left to desire.

The dining room has built-in buffet and a breakfast alcove is provided off the kitchen. Four nice bedrooms, bathroom and ample closet space are shown on the second floor.

The house is but 28 feet square and designed on such simple lines as to give splendid value in space and arrangement for the small investment necessary for its erection. A hooded entrance and neat little flower boxes add to the effectiveness of the exterior.





DESIGN NO. 1309.

This little cottage is an example of a modified old English design. Its simple lines and the soft shadows cast by its projecting eaves give it a most charming home-like appearance.

The floor plan carries out the old English feeling, with the entry screened by the balustrade of a most attractive stairway. The fireplace, in the corner of the living room, is very attractive, and the openings to the living room and the piazza flank in with pleasing symmetry. The piazza, on the side of the house,

is just back far enough from the street to be away from the eyes of the curious. Connected with the kitchen is a pantry with space for ice-box. One goes down cellar through the combined kitchen and outside entrance under the main stairs. It is also possible to go upstairs without going thru the living room, by means of the three steps and the door opening onto the main stair landing. On the second floor are three bedrooms with good sized closets.





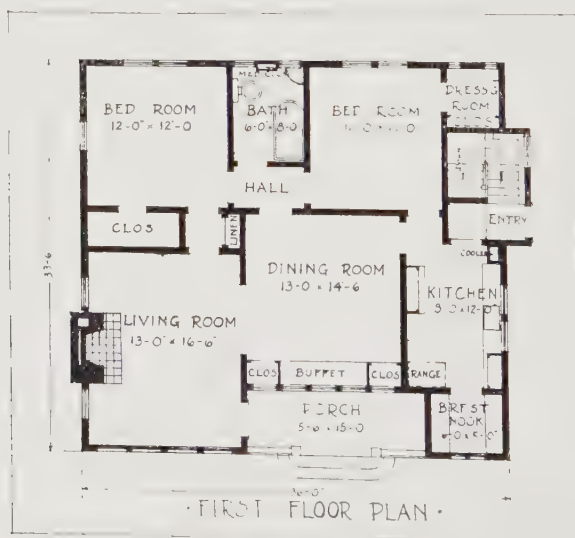
DESIGN NO. 1907

The plan of this attractive little house is quite unusual, but none the less pleasing, in that it shows a rather narrow, recessed porch and the dining room is centered in the middle of the house. This dining room is of very good size and if desired, could be cut down a couple of feet to give added depth to the porch, with very good results.

Comfort has been carefully considered in

drawing up this plan as will be evidenced by the generous proportions of the rooms, provision of breakfast nook, dressing room, built-in cooler in kitchen and many other details which make for a complete, up-to-date home.

The exterior finish is of siding with shingled roof. Interior finish of fir or pine with hardwood floors in living, dining room and hallway. Full basement.





DESIGN NO. 1974.

Shingles for the first story and stucco and panel strips in the gable are the combination of material for the exterior walls of this cottage.

The entrance is from the porch directly into the living room, and living room and dining room are practically one, as the archway is almost as wide as the room.

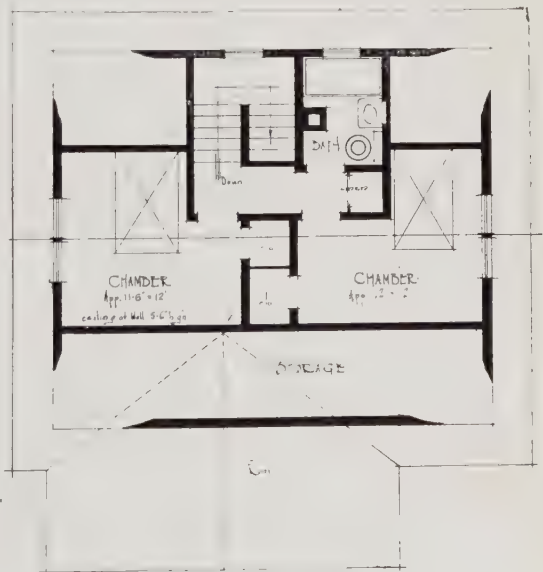
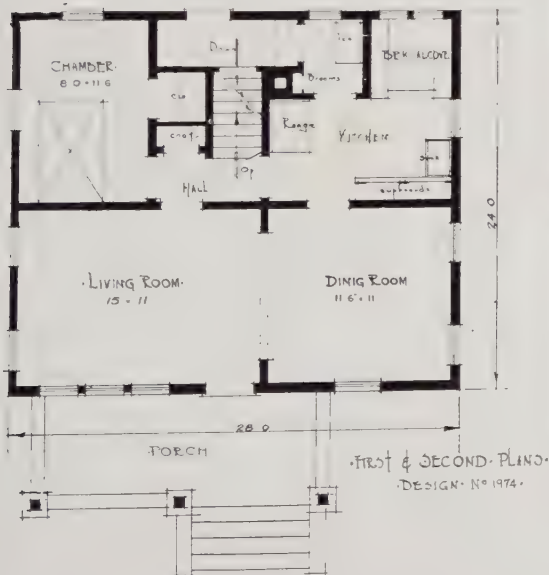
A breakfast alcove located off the kitchen

makes an ideal place to serve breakfasts and luncheons.

There are three chambers in all, one on the first floor and two on the second.

The stairs to the second floor start from the back hall, under which are the stairs to basement combined with grade entrance.

Full basement contains the usual provision for boiler, fuel rooms, laundry, etc.





DESIGN NO. 1960.

This design is unusual in its treatment of the porch. It is of the Dutch Colonial style that is now so popular and is an excellent design. The side porch and pergola could be omitted if desired.

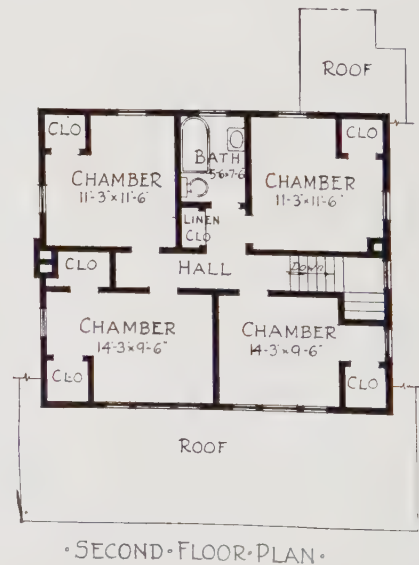
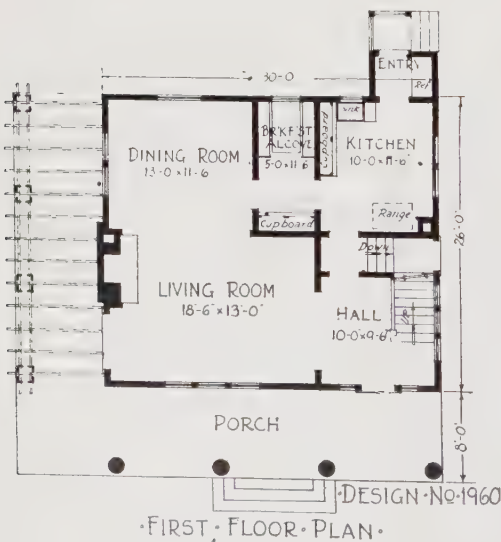
The outside walls are of shingles painted white and the blinds and roof are green, contrasting with the red brick of the foundation and chimney.

The rooms inside are all large and well arranged with reference to each other.

That delightful feature, a breakfast alcove, is also included.

Four fairly large chambers are shown on the second floor all well equipped with closets. They all open onto a central hall and connect with the bath and stairs.

Full basement under the entire house.





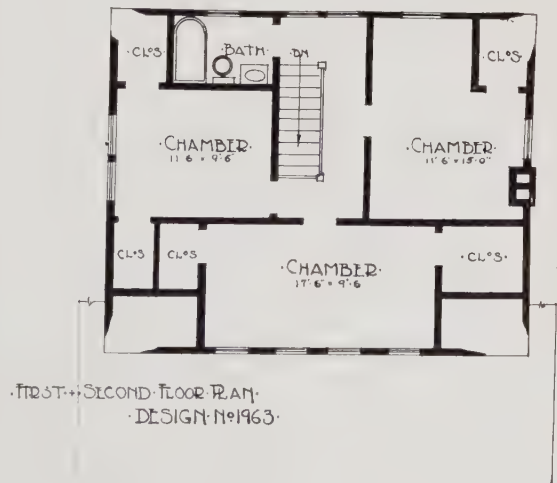
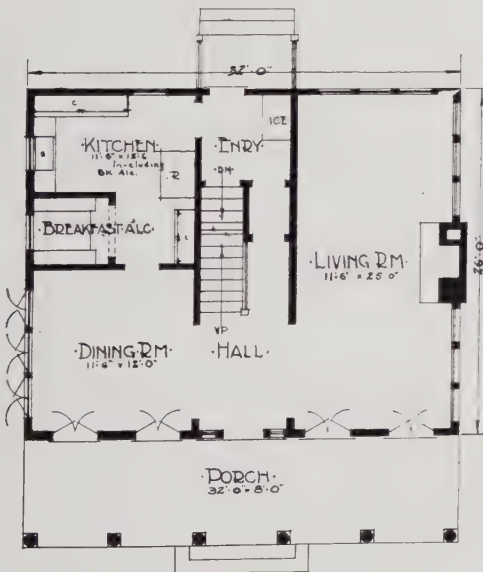
DESIGN NO. 1963.

Colonial in many of its details, yet thoroughly modern in arrangement, this design will appeal to many.

The construction is frame with shakes for the outside walls. The shakes have been stained gray and the trim painted white. The shutters and roof green. French windows open onto porch from living and dining rooms.

The living room is of good size with windows practically filling the walls on three sides. The dining room windows on the side are out-swinging casements. The breakfast alcove will be appreciated by most housewives.

Three large chambers and bath make up the second floor, connected by a central hall. All have large closets.



FIRST-+SECOND-FLOOR PLAN.
DESIGN NO. 1963.



DESIGN NO. 1912

Native basaltic rock which is available in many western states has been used most attractively on this little shingled house. The chimneys, combined with the rather squat roof, give an air of coziness and comfort and make an effective detail of the exterior.

Porches at each end of the house give assurance of comfort through the hot season and the plan shows very good sized rooms. Four chambers provide for the accommodation of

quite a family and closet and toilet conveniences have been well considered.

The long living room across the entire end of the house is the outstanding feature of the first floor plan. French doors give access to the sun porch. The fireplace facings are of the basaltic rock used for foundation and chimney, with dark, unglazed tile for hearth.

The windows are all of the casement type, hinged to swing in. The finish is of fir, with oak floors for living, dining room and hall.



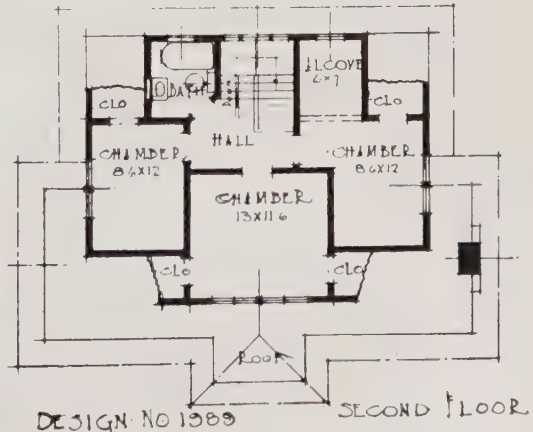
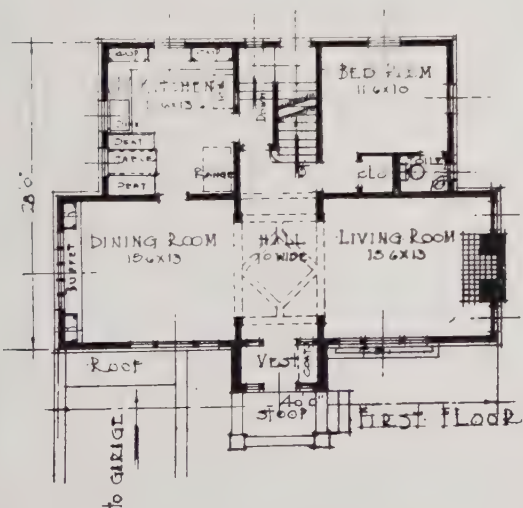


DESIGN NO. 1989

An exceedingly attractive story and a half home giving a cottage appearance but with the roof high enough so that three rooms and bath may be finished off on second floor. The house in the illustration is set well up on a terrace, thus permitting a garage in the basement easily accessible from the front street level.

The plan has a great many admirable features, such as a bed room on the first floor, opening off this room is a toilet. The kitchen is complete with built in fixtures. The entrance is through a good sized vestibule with a coat closet. From the central entrance hall

one gets a pleasing vista from either the right which is the living room or to the left, which is the dining room, provided with a buffet with china closets built across the entire end. The rear entrance to the kitchen is thru the grade stairs door. Note the convenience of these stairs from the front end of the house. The alcove off one of the chambers is large enough to accommodate a child's bed. Good closet space is to be had under the roof. The basement walls, forming the partitions of the garage, are of tile.



DESIGN NO 1989

SECOND FLOOR



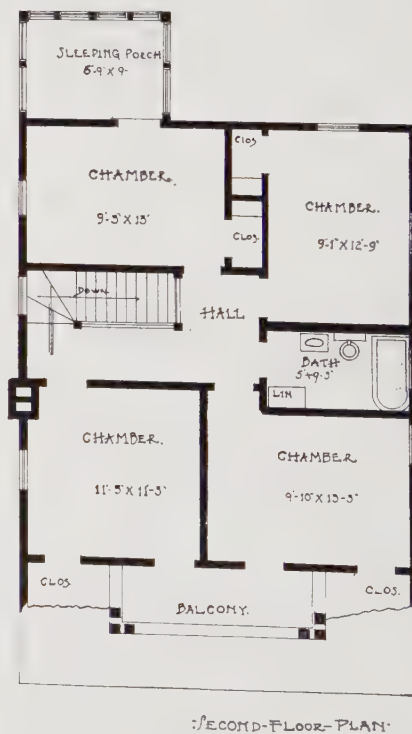
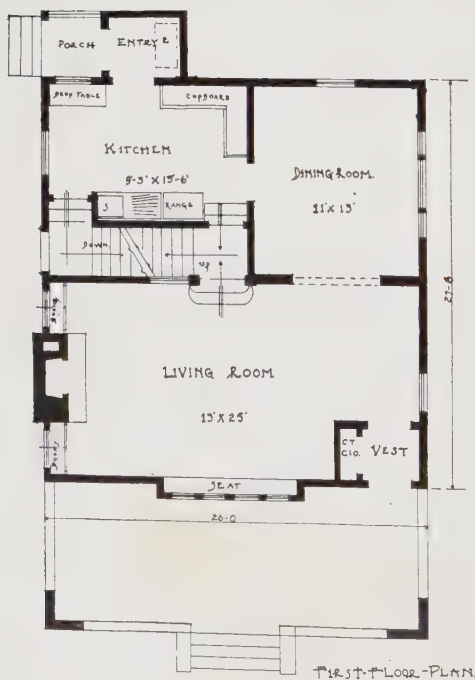
DESIGN NO. K-1708.

This cottage is designed for a cement exterior or stucco treatment over metal lath for first story with shingles above. It is a very compact house with extra sleeping accommodations in four bedrooms and sleeping porch.

Interior finish of dining and living rooms

is birch, kitchen in pine. The second floor is in birch. Plans provide hot water heating.

Height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; basement 7 feet 6 inches. Lowest height of the front bedrooms is 5 feet 6 inches.





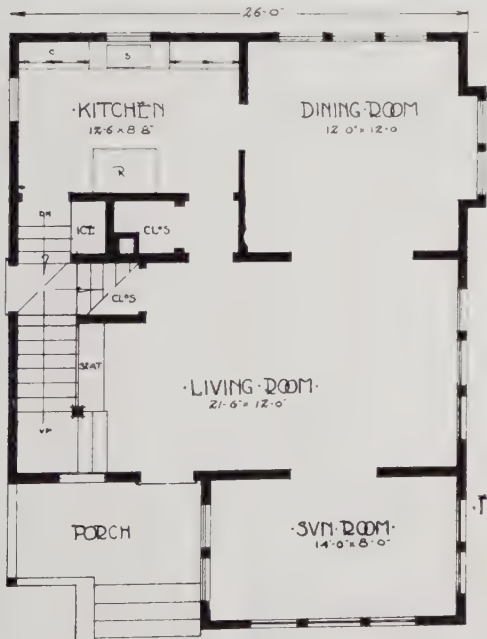
DESIGN NO. 1930.

It would be hard to improve on the floor plan arrangement of this cozy little home, as it contains all modern conveniences usually found in larger residences, combined with the compactness of plan so necessary to economical construction. A fireplace in the living room might be added with good effect, tho it would make necessary a change of location for the chimney and a slight re-arrangement of the upper hall space.

There is a small screened porch in addition to the sun room. Three nice chambers and bath are provided on the second floor.

The simplest of interior finish is intended so as to keep the cost down to the minimum, tho comfort has been made the prime consideration.

The house is just 26 feet square, exclusive of the sun room.



FIRST FLOOR + SECOND FLOOR PLANS.
DESIGN NO. 1930.



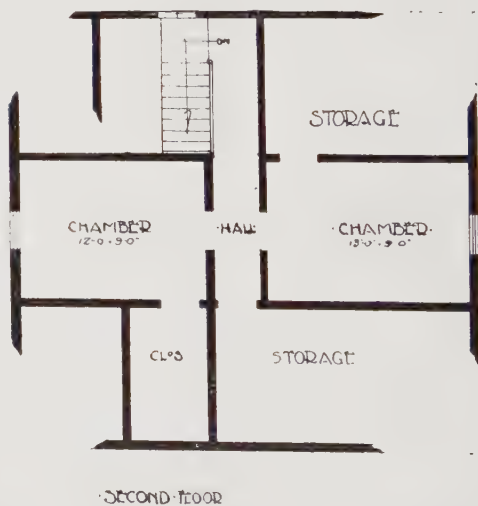
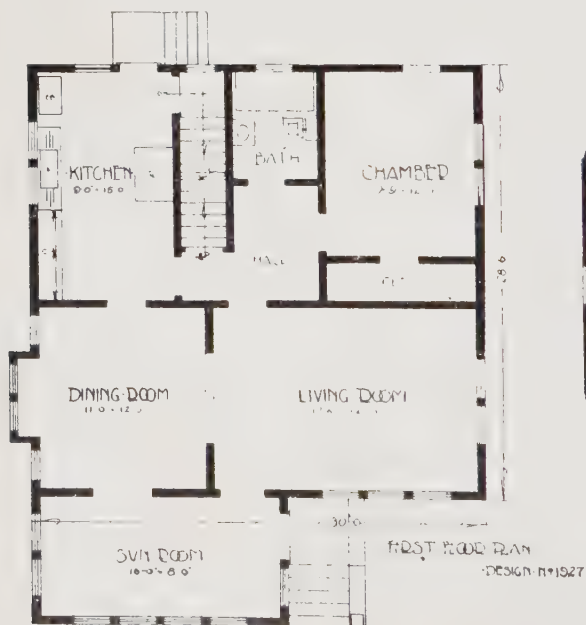
DESIGN NO. 1927.

Individuality is given to this little house thru the effective use of brick for the foundation and heavy wood brackets to support the cornice. To the lover of color, stucco houses always seem to demand a contrasting bright tone somewhere, either in window boxes filled with gay blooms, dark wood trim, or as in this case,

in the rich toned brick work of the foundation.

The plan is well thought-out, uncrowded and convenient. The unusually large kitchen could readily be shortened, if desired, to give either a back porch or breakfast alcove. Three bedrooms provide for a good sized family.

Width, 30 feet. Depth, 28 feet 6 inches.



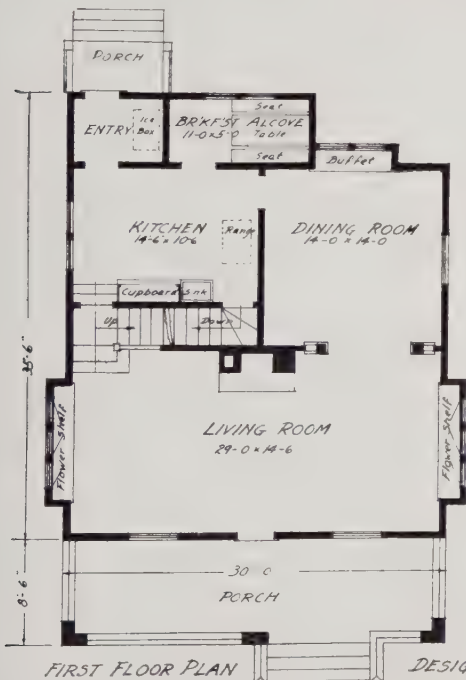


DESIGN NO. 1208.

A simple little bungalow in stucco. It needs attractive planting of shrubbery at the base and about the grounds to give it a proper setting. The living room occupies the entire width of the house and contains a fireplace and attractive window ledge at each end. The stair is a combination from living room and kitchen

with basement stair beneath. There is a columned opening to the dining room.

On the second floor are three chambers and a bathroom. The finish is of Georgia pine with Georgia pine floors thruout. The basement extends under the entire house and contains a small furnace.



DESIGN NO. 1208





DESIGN NO. 1345.

This cottage is constructed with solid brick walls, a type of construction not often found in a house of this size.

The exterior needs the softening of shrubbery and vines to take away the bare appearance.

It is of very good size, being 33 feet four inches wide and 40 feet five inches deep, exclusive of the front porch, which is 10 feet additional.

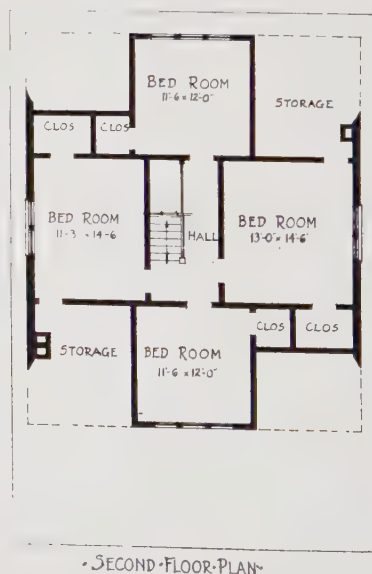
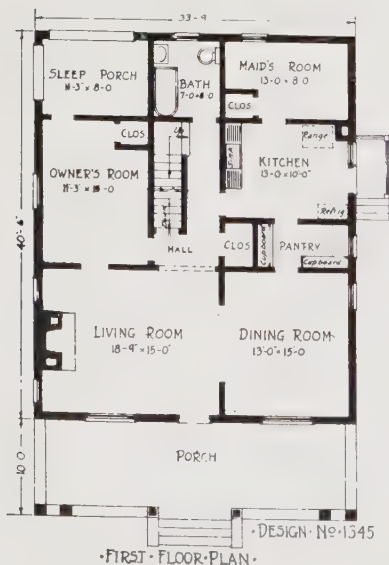
Five chambers and a sleeping porch give sleeping accommodations for a large family. The owner's chamber and sleeping porch are

on the first floor and the balance on the second.

The living and dining rooms occupy the front of the house with a wide-cased opening between.

Passage between dining room and kitchen is through a pantry well-equipped with cupboard and drawers.

The stairway to the second floor is in the hall, under which are the basement stairs. Bathroom is at the end of the hall at the back. Full basement with full provision for boiler, fuel bins, laundry, etc.





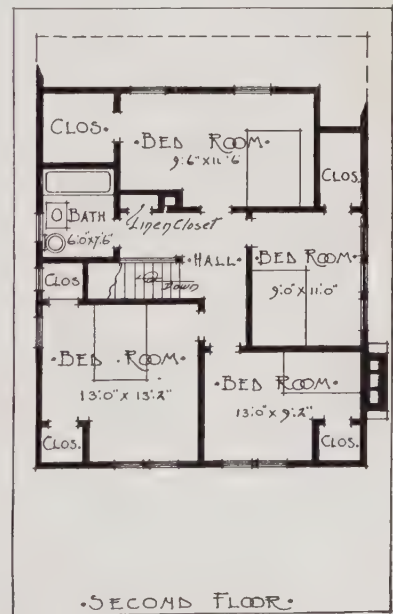
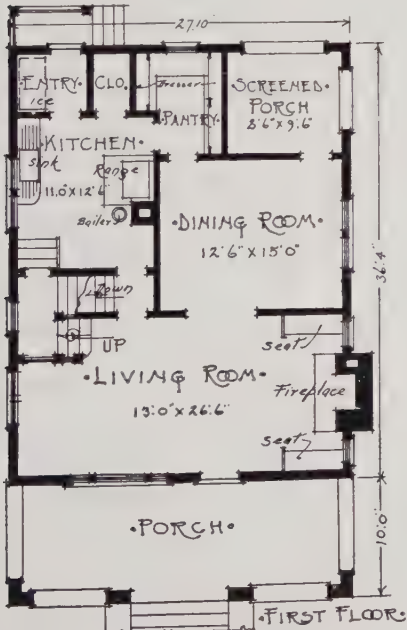
DESIGN NO. 1346

A combination of stone, stucco on hollow tile, and shingle has been employed with good effect in the exterior design of this cottage home.

Below is suggested a floor plan for this charming exterior including all those requirements the housewife deems necessary to make a complete home. The living room is of large proportions and is made particularly attractive by the open fireplace with its side seats,

and the stairway leading from the far corner. The dining room adjoins at the rear and has service way through the commodious pantry from the kitchen. A rear entry gives space for the refrigerator, and there is a large closet in the kitchen for pots and pans.

The second floor provides for four bedrooms and bath. Generous closets are arranged for, and a scuttle in the hall ceiling gives access to the attic for storage.





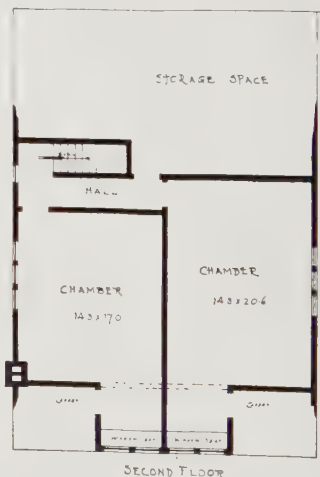
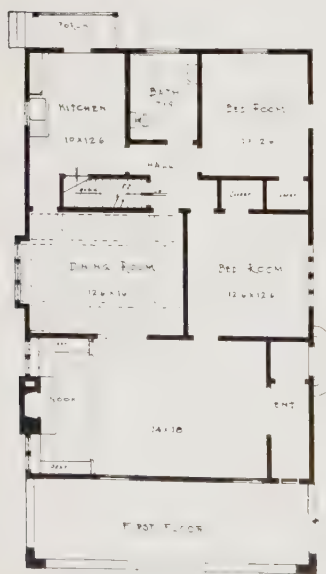
DESIGN NO. K 1665

This design illustrates a very artistic cottage home in which has been used with good results, cobblestone for the porch and chimney. Although the dormer is most pleasing, the same would be much more effective when finished with a filled flower box.

The owner had opportunity of securing a quantity of limestone paving blocks at practically no expense and these were used in the walls of the foundations making quite a saving, as they cost him but a dollar a load for 30 loads. Some of the stone was used for the facing of wall by placing the rough surface

outward and the varied sizes and unevenness of the stone secured a charming craftsman effect in the design. The cornice overhangs 32 in. and all exterior trim is painted ivory white, siding painted brown, roof green. There are two entrances into the front porch, or rather vestibule, one leading from the porte cochere.

On the second floor there are two large rooms which perhaps is some surprise to the casual observer of this design. They would be well adapted for billiard room, or small dancing room or could be converted into three good sized bedrooms.





DESIGN NO. K-1465.

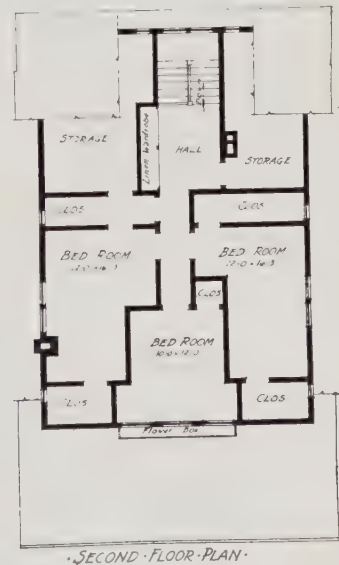
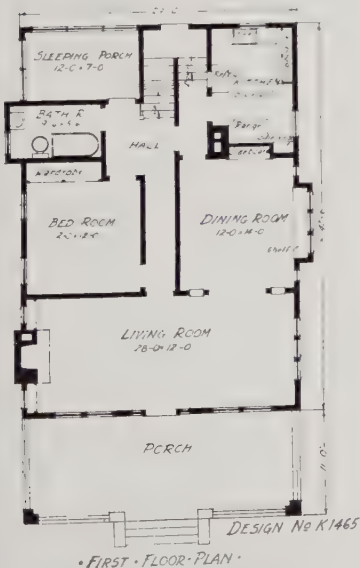
The twin dormers in the roof give the cottage design an air of distinction. The construction is frame with shingles for the outside walls and roof with brick work around the base of the porch and porch piers.

The exterior is very inviting and homelike and seems to extend a welcome to all to enter.

The living room extends across the entire front of the house. There are windows on three sides of this room, insuring plenty of light and air. Fireplace with bookcases on

either side is an attractive feature. The dining room is directly behind the living room at the right and is connected by a columned opening. Beyond is the kitchen with a chamber, bath and sleeping porch on the left, completing the arrangements of the first floor.

The stairs to the second floor are in the hall at the back. On the second floor are three additional chambers, all well-equipped with closets.





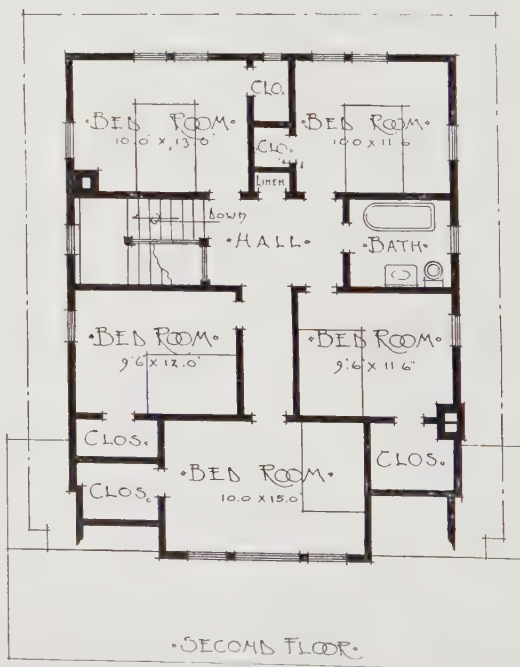
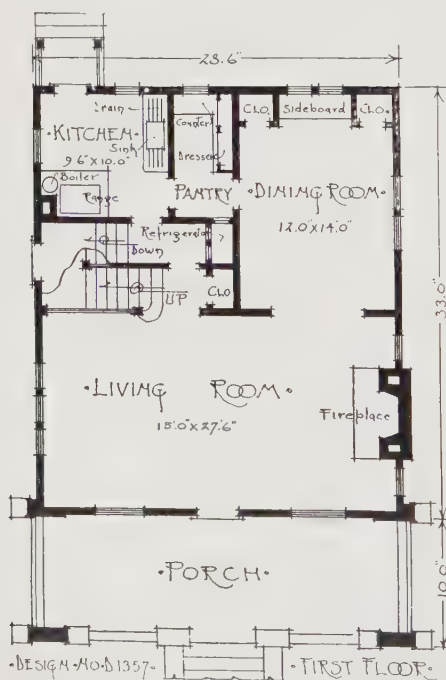
DESIGN NO. 1357.

The brickwork on this attractive house has been employed about the porch to give a very artistic effect, while the roof and cornice detail are almost Japanese in the feeling they lend to the design. Proportion has been very carefully considered and a most pleasing result obtained.

Good sized living rooms, conveniently arranged, are the main feature of the plan. The staircase ascends from a little recessed hallway, off of which a coat closet is also arranged.

Direct access is had thru it to the kitchen and cellar stair, also. The pantry might be converted into a breakfast alcove, if desired. A built-in sideboard and two small closets are shown at the rear of dining room.

On the second floor, five nice chambers, bathroom, and ample closet space are arranged. A small linen closet is also shown, opening from the hall. It would be hard indeed to find a better arrangement of floor space than this one.





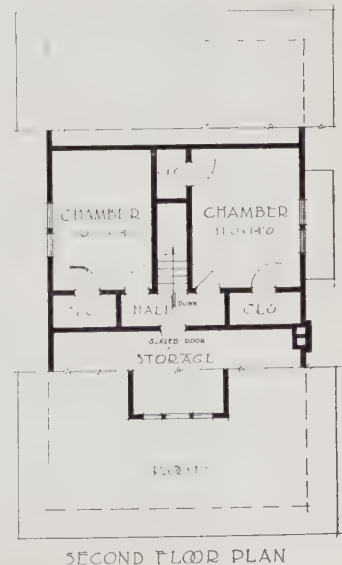
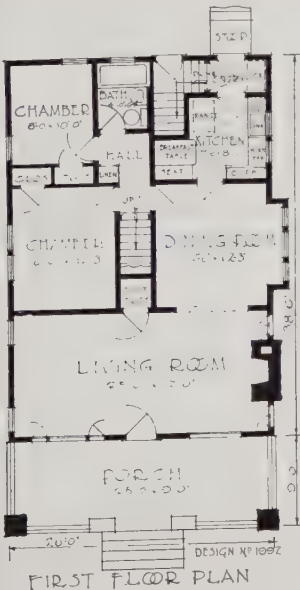
Design No. 1992.

A modern cottage with an extra bed room over the usual number secured in a story and a half design of this type. There are four bed rooms, a very large living room running across the entire front, with fire-place at the end. The broad sweep of the main roof coming out over the front, gives a wonderful porch 9 feet wide across the entire front.

This design would be very suitable for a summer cottage if it were desired to build it for the lakeside, in which case it could be constructed somewhat differently. It need not be plastered on the inside. The living room could be ceiled and the other rooms could be left open to the sheathing boards. The living room finish could be varnished in the natural, while in the balance of the house

the woodwork could be stained. This would be the most economical treatment. Building as a summer cottage, rough 8" siding stained could be used effectively.

An artistic result is obtained in the use of cobble stones for the front of the porch and buttresses at the main entrance, chimney and fire-place. Either a shingled roof or asphalt shingles would be most suitable. Fir or Cypress interior finish, oak floors in living and dining rooms. There is a grade entrance to the cellar, which extends only under a portion of the house, but which may be enlarged to a full sized basement if built for winter occupancy and to accommodate heating plant.





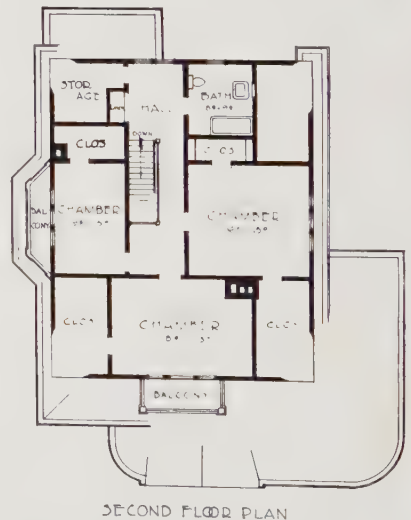
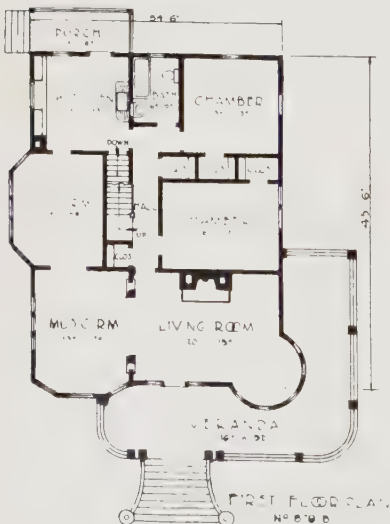
DESIGN NO. 879.

In this cottage we have a typical southern or California home. The construction of the cottage is of frame with siding for the finish of the first story and shingles and plaster with composition ornaments in the gables. The treatment of the gables and cornices adds greatly to the effect of the house, but if necessary to cut expense, much of the detail might be omitted and still good effect obtained.

A basement is planned under the entire house but if built in a mild climate it could be cut down to under the dining room, hall and

chamber, providing for a hot air heating plant and laundry. The three principal rooms have hardwood floors and finish, the balance of the finish being of soft wood, painted or stained.

This house has appealed with much favor, and the plans, which are very complete, have been ordered many times. In the picture, house is shown with considerable elevation above grade in front, but the plans can readily be adapted to the usual 2'-6" elevation from grade.





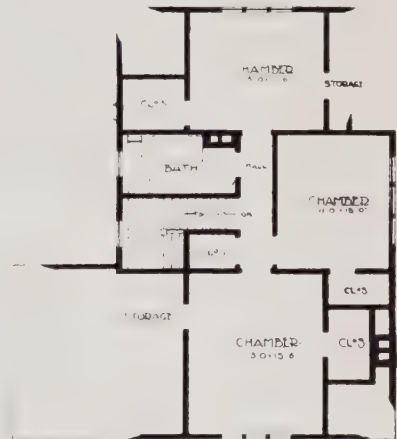
DESIGN NO. 1351.

Split quarry stone has been used with good effect in this semi-bungalow. The jagged stone gives a charming surface, and the broad overhanging roof a protective, home like air.

On the first floor the service portion is quite complete. The kitchen is of very good size and is equipped to meet the usual requirements. An entry opens to the side porch, which, if desired, could be very nicely enlarged and arranged for outdoor dining. This entry is large enough to give space for a commodi-

ous refrigerator. Service to the dining room is had thru a pantry with ample accommodations for china, supplies, etc. From here access is also had to the basement, second floor and living room without passing thru other rooms.

The dining room is large, sunny and bay windowed. The living room has across one end bookcases and a cheery open fireplace. A columned archway opens to a den or music room and the main stairway ascends attractively in its partly screened recess.





DESIGN NO. 1359.

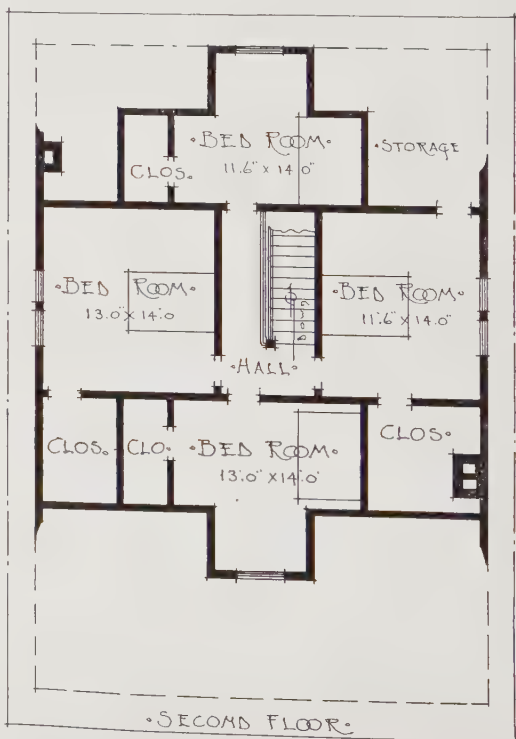
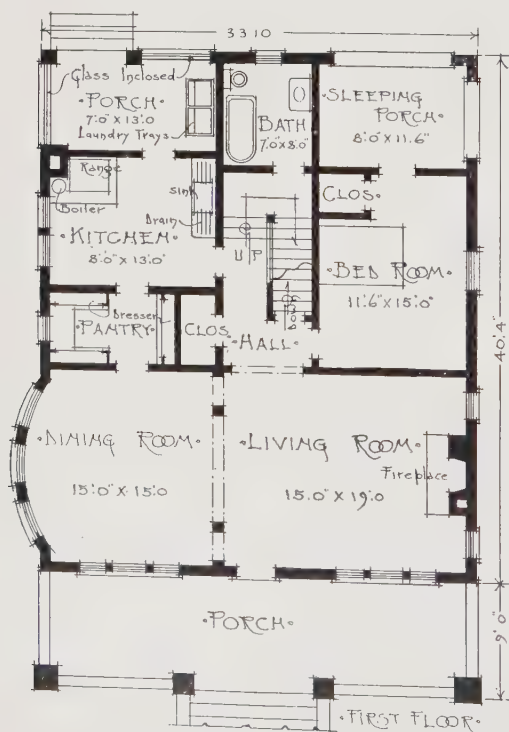
A very commodious cottage showing a solid brick wall for first story with shingled gables, dormer and roof. By carrying up the brick-work to roof line and using slate or tile for roof, the house could be made to meet the requirement of building ordinances now prevailing in many cities requiring semi-fireproof construction for even small dwellings.

Both living room and dining room are of very good size and are but slightly divided by a columned opening. The circular bay of dining room and the living room fireplace admirably balance the vista obtained through this opening across the entire front of house. The

rear porch is glass enclosed and has laundry trays placed on it, instead of in the basement as is usual. A generous sized pantry and coat closet are good features.

Where chambers are provided on both floors the bathroom opening from stair landing is a very wise provision. It is so shown in this plan, eliminating the necessity of a first floor toilet and being convenient, also, for use from the upper chambers.

The detail in finish, both exterior and interior, has been kept very simple, though the effect is good in both instances.





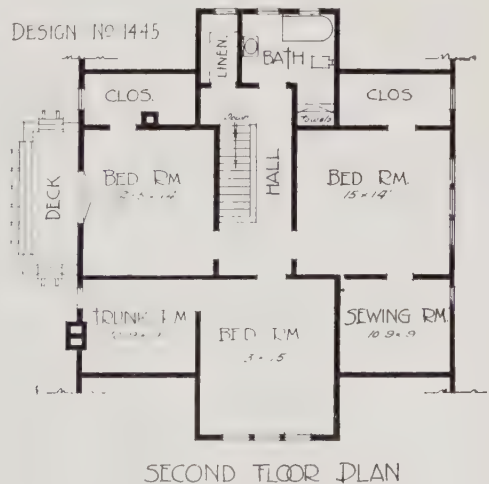
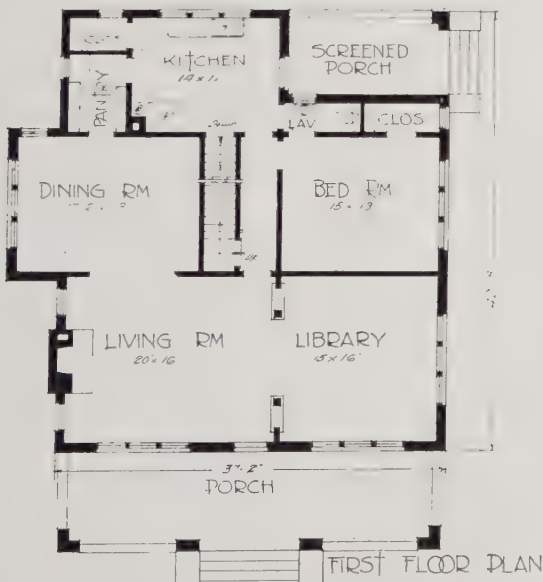
DESIGN NO. 1445.

While this home is designed on cottage lines it is quite a roomy house and of substantial character. The first story is brick up to the window sills of second story, and shingled up into the gables.

The brick work is relieved by a belt effect carried all around the house at porch floor height, by running a course of brick on end. Porch columns are solid brick, also brick piers

with cement steps. With a depth of 42 feet and a nine-foot porch, the roof is given a generous sweep and nicely supports the broad dormers, front and back.

The owner of this home desired a library separated from living room, by columned opening, but many would wish to omit the columns, and make it all one large living room. The lower floor rooms are generously lighted.





DESIGN NO. K-1762.

In this design we have a well constructed home, designed on Colonial lines.

The exterior walls are tile, faced with a Colonial brick. Wood work painted white, and if desired, green blinds could be added. Two pictures are shown, one being as called for by the plan, the other, as the owner built from plans and changes in porch treatment.

In this plan the main feature is the den, or if desired this could be used as a bed room. Note the convenience of the stairs to the front part of the house as well as the kitchen.

There are two rear porches, one for delivery purposes off the kitchen, the other a little private porch off den.

There is a laundry on the first floor but this might easily be omitted.

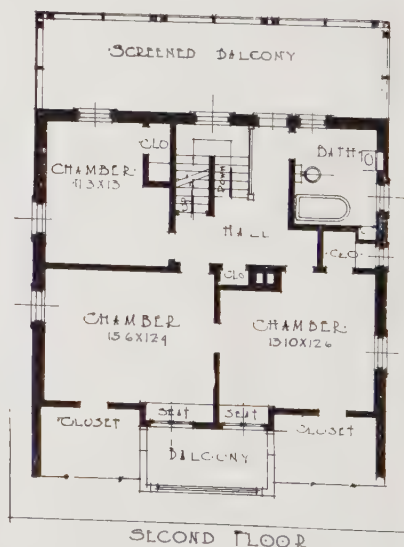
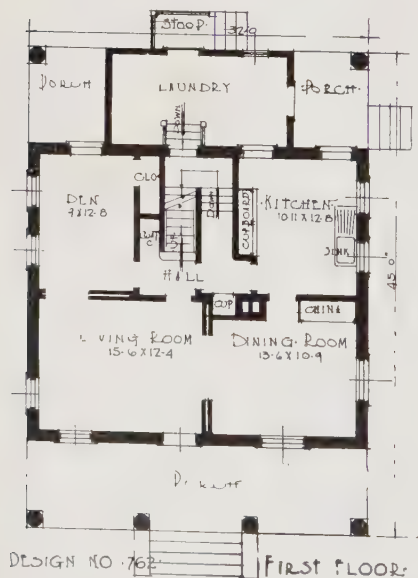
On the second floor are three chambers and bath, as well as the screened sleeping balcony across the entire rear of the house, that open off the center hall.

The small balcony in front cuts into the roof to provide for additional light in the front chambers.

The porch across the entire front has a cement floor troweled smooth and marked off as 9x9 tiles. Steps and buttresses of cement.

Anyone versed in building would appreciate the construction as called for by the plans for this home.

Basement is complete with heating plant, fuel bins, etc. An unusual feature is absence of basement laundry, which is provided on first floor.





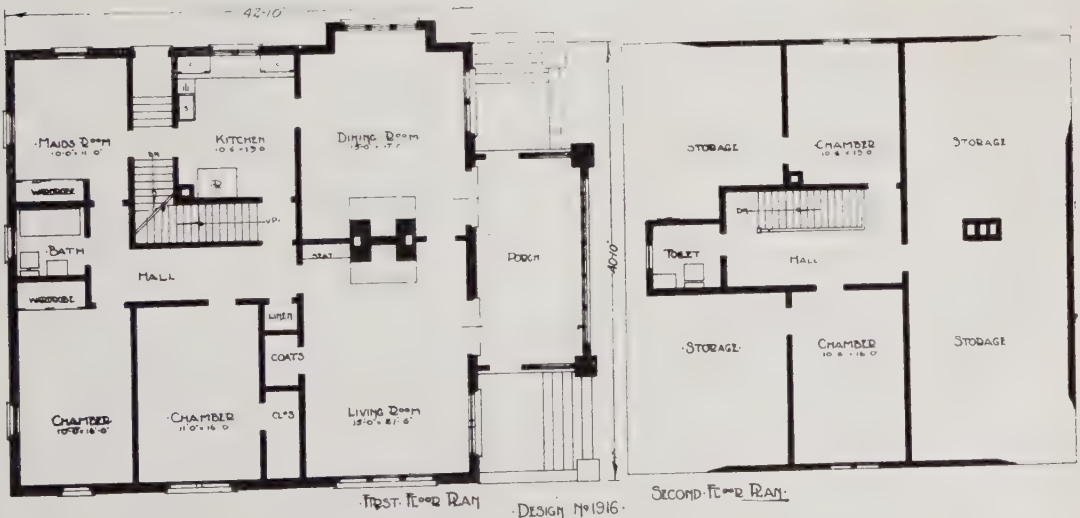
DESIGN NO. 1916.

A brick bungalow designed for a good sized family is the subject of this study. No effort has been spared to make it a real home as all modern conveniences are provided in combination with a comfortable and commodious plan that will please the most exacting. Half timber work in the gables is an effective touch in the exterior design. A tile roof also gives an air of stability to the house.

French doors from both dining and living room give access to the sun room on front of house. This sun room is sure to be the fa-

vorite gathering place of the whole family. Doors lead from it to the lawn from either side. Both living room and dining room have fireplaces, centered opposite groups of windows at other ends of rooms.

There are six rooms and bath on the first floor of this house, with two additional rooms and toilet on the second floor. The full basement contains all modern conveniences in the way of laundry, heating plant, fuel and vegetable rooms, etc. A billiard room could also be arranged there, if desired.



DESIGN №1916



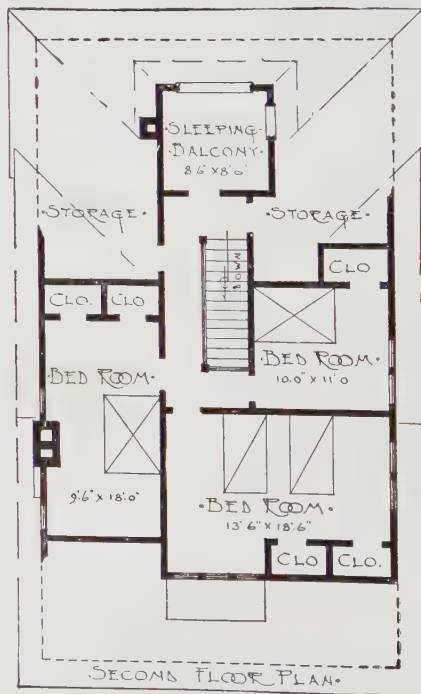
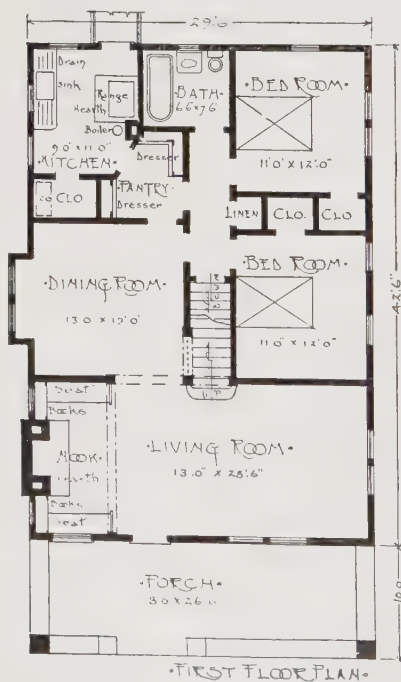
DESIGN NO. 1324.

The quiet and home-like atmosphere of this cottage is most agreeable and the quaint little dormer against the rather steep slope of the roof, gives quite the feeling of an old English cottage.

The floor plan has many desirable features. The rooms are all of good size and conveniently arranged. A fireplace with flanking book-

cases and built-in side seats makes an effective nook at one end of the living room.

The provision of five chambers and a sleeping balcony is most unusual for a moderate cost house, and a feature which will appeal to the homebuilder with a generous sized family. The rooms are uncrowded and well provided with closets.





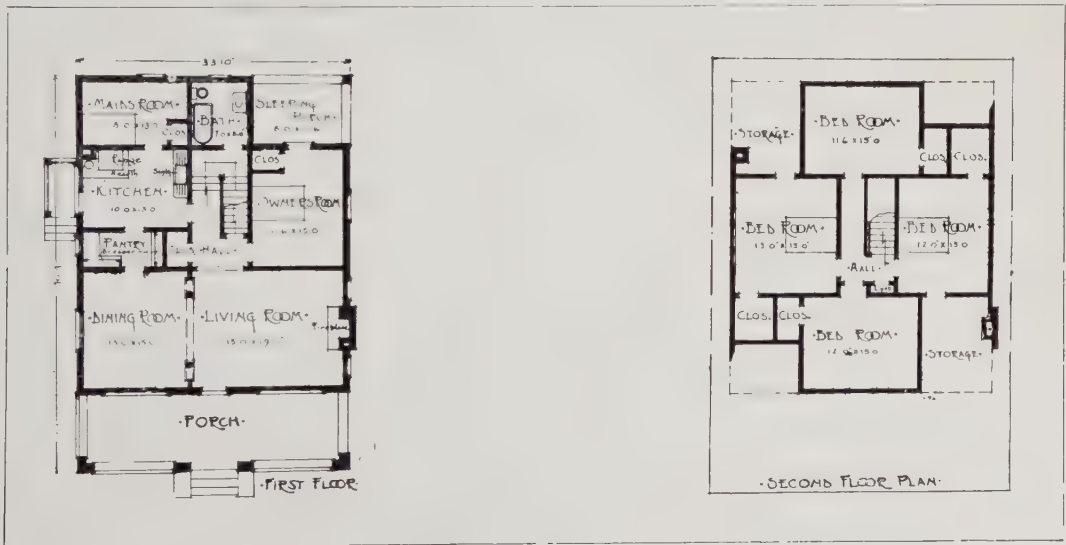
DESIGN NO. 1352.

Six chambers in a cottage is indeed an unusual provision and will appeal to home builders whose families are of good size. It will be noted that the bathroom is arranged to open from the stair landing, so as to be equally convenient from either first or second floor, though the doorway is so placed as to be out of sight from the downstairs hall. A sleeping porch is shown, opening from owner's chamber on first floor.

A solid brick wall is intended for main walls of house with timber work and stucco in the gables. Little recessed panels in the brick-

work of porch columns give a touch of individuality and the stone capping of porch rail and step buttresses give richness to the detail. The lines of porch are a little severe and need the embellishment which planting of shrubbery or window boxes on the rails would give. A window box under front dormer window, full of gay blossoms, would also add much to the "home" atmosphere of the exterior.

The plan is full of possibilities for effective furnishing and is arranged for both comfort and convenience.





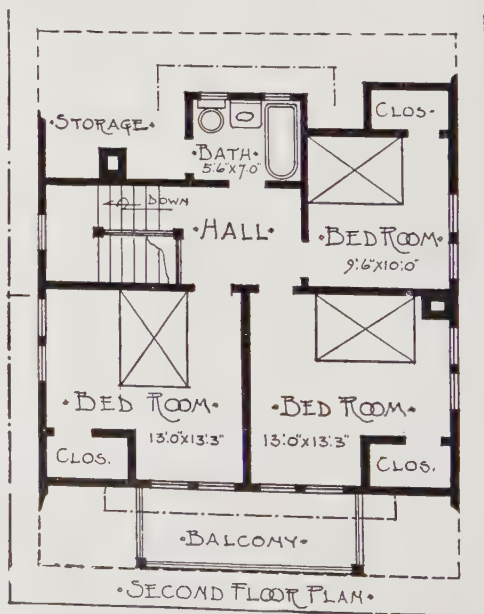
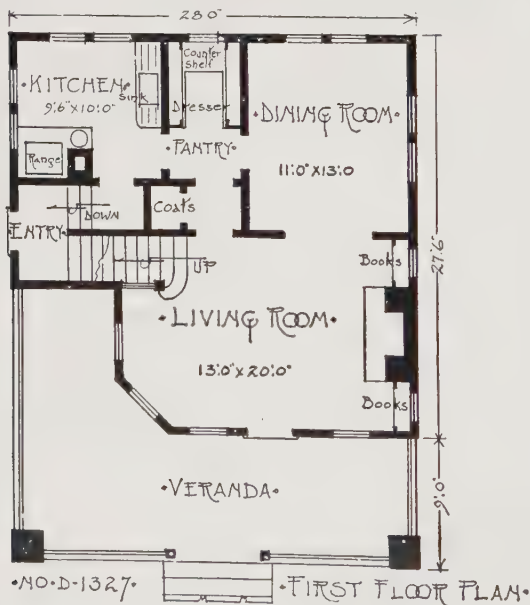
DESIGN NO. 1327

A most pleasing cottage design and one suitable to an all stucco or shingle exterior.

The floor plan is particularly pleasing for a house of this size. The spacious porch on the front and side is a thoroughly enjoyable feature and the living room with its windows on three sides has attractive possibilities for decorative effects. One side is completely furnished with an open fireplace and built-in bookcases on either side. A door at the foot of the stairs gives direct access to the pantry and kitchen, also to an ample closet for wraps.

The dining room is a delightful corner room and connects with the kitchen through a commodious pantry equipped with generous cupboards and counter space. The kitchen is conveniently arranged with passage to basement from side entry at grade.

Three rooms and bath are provided on the second floor. If another room were desired on this floor, one could easily be had by carrying the rear dormer out to the rear house line and making it the same width as the dormer in front.



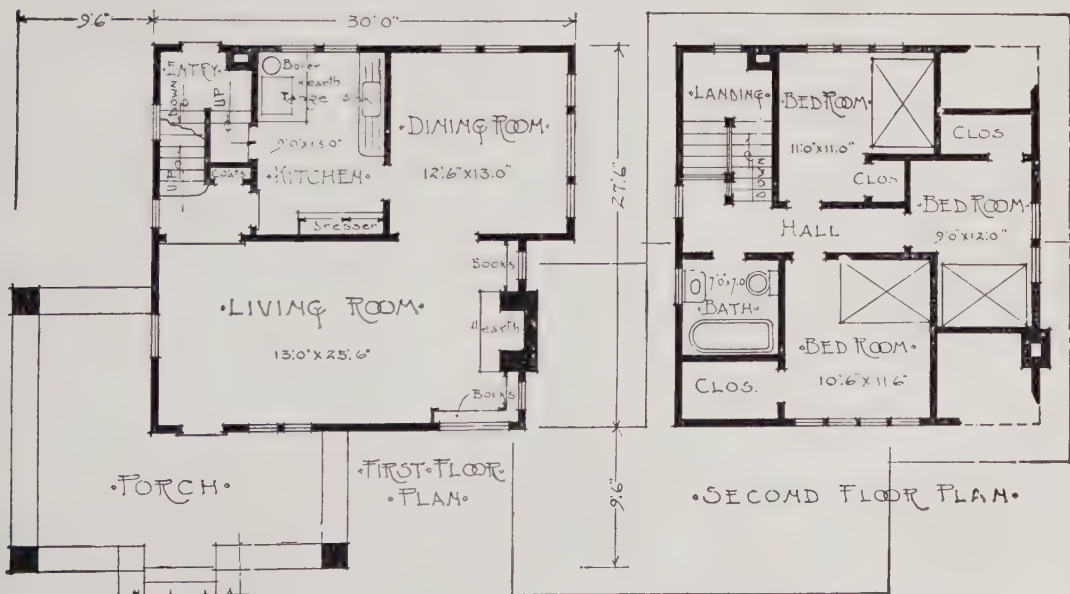


DESIGN NO. 1315

A typical California bungalow is shown in the above illustration. The sweeping roof lines and wide projecting eaves are characteristic, and the broad span of the porch beam and the tapering porch columns and chimney lend a massive and solid effect to balance the overhanging roof. The exterior is designed to be covered with wide siding up to the top of the first story windows and shingles above. This gives a very pleasing effect, which harmonizes with the brick and cobblestone of the foundation, porch walls and chimney.

The entrance, in the floor plan here suggested, is direct into the generous living room.

This is a very attractive room and windows are provided on three sides, offering an abundance of fresh air and sunlight. At one end of the room is a large fireplace, with flanking built-in bookcases. To the rear is the dining-room with direct communication to the kitchen. Adjoining the kitchen is the combined cellar and kitchen entrance. There is also a doorway leading to the main stair recess. This is one step above the living room and has a coat closet at right of stairs. On the second floor are three bedrooms and bath. A basement extends under entire house.





DESIGN NO. 1423.

This design is an adaptation of the Swiss Chalet type, the characteristics of which are the wide projecting cornice and the wide siding. It is very picturesque and makes a very delightful home.

It properly should have a large lot with plenty of lawn space around it. The ideal location would be a corner lot.

Practically every room in the house is a sun room as there are from two to seven windows in each. Americans are appreciating the value of fresh air and sunlight and are having more windows in their homes than before.

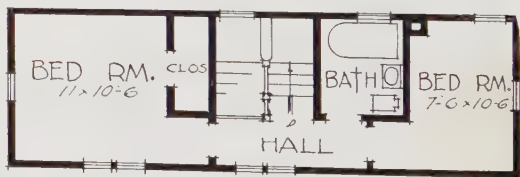
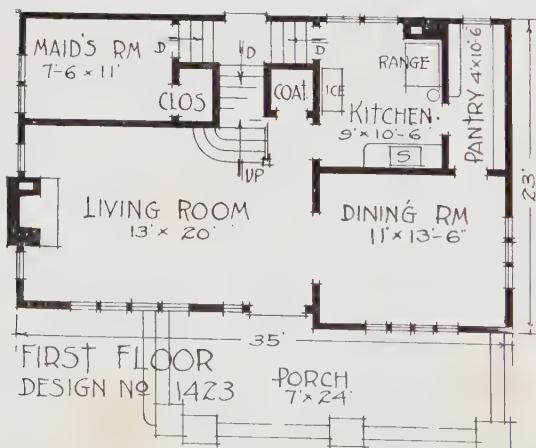
The inside arrangement is very good and

has many conveniences. The living rooms are well placed and make for a minimum of housework.

Besides a living room, dining room and kitchen there is a small bedroom on the first floor. This room could be nicely used by a maid.

The two main chambers are on the second floor and both should be very pleasant to sleep in as they have plenty of windows and cross ventilation.

A full basement with entrance at grade is also provided.



SECOND FLOOR PLAN



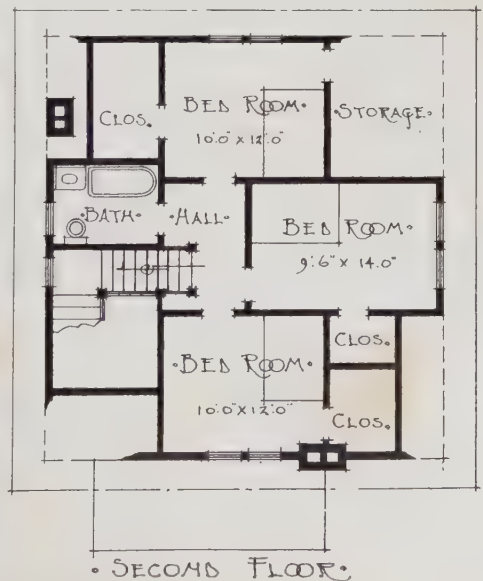
DESIGN NO. 1354.

Cream brick, with cut stone trimmings and shingled gables, are very effectively combined in this up-to-date cottage. Entrance porch is supported by heavy wood brackets and an open terrace extends around the side of the house. The fireplace chimney on front has been made an ornamental feature and the upper lights of windows are divided in an unusual fashion to break the plainness of the brick walls. Porch floors and steps are of cement. A darker colored brick has been used for the foundation wall.

This house is intended for a cold climate as will be noted from the provision of vestibule in addition to entrance hall. This type of entrance effectively shuts off cold drafts from the front door. Refrigerator entry at rear of house gives similar protection to kitchen.

The luxury of three downstairs closets is provided and a pantry of generous proportions. This pantry may easily be converted into a breakfast alcove, if desired.

The size is 30 feet, 10 inches by 31 feet, 10 inches.





DESIGN NO. 1954.

The distinctive feature of this design is the brick work around the base of the house and entrance steps. A tapestry brick has been used and pointed in light colored mortar. The exterior walls of the first floor are stucco with shingles above.

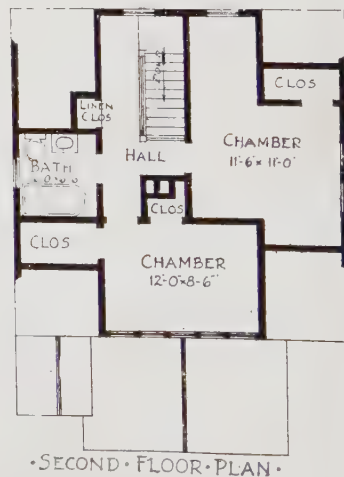
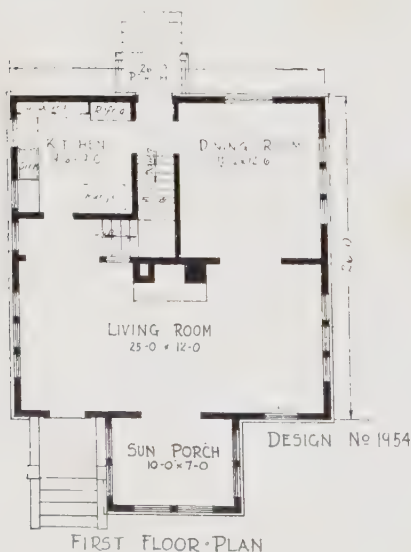
The house is not large, only 26 feet square exclusive of projections, but contains all the essentials of the modern home.

The living room is large and is a very bright

and cheerful room. A novel arrangement of the stairway was secured between the living room and kitchen.

The second floor contains two chambers and bath with ample closet space for each chamber. A linen closet is placed in the hall just outside the bath room door.

Full basement under the entire house containing space for boiler, fuel bins, laundry, etc.



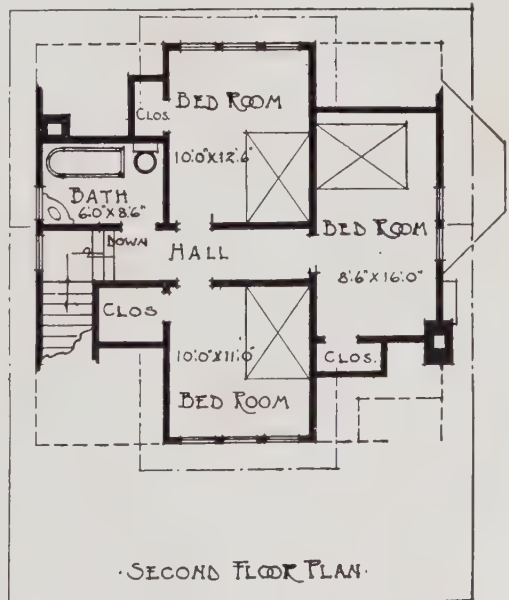
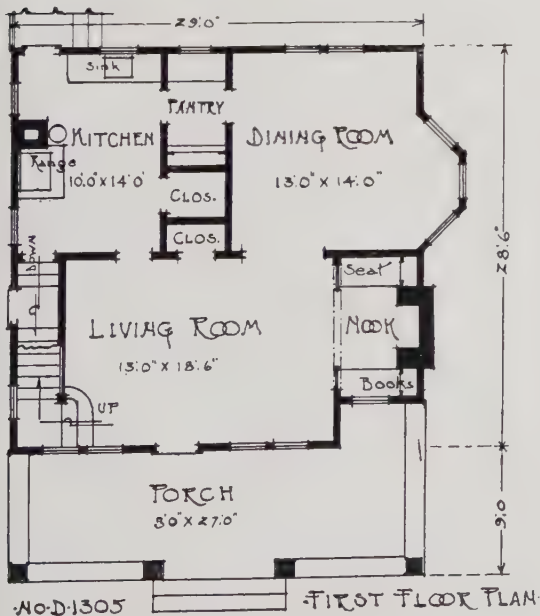


DESIGN NO. 1305

With an air of the bungalow, yet keeping away from the two-story effect, this design has been selected as embodying many attractive and delightful features. The porch is unusually spacious and attractive.

In the interior the large living room is embellished by an inglenook, and in connection with the dining room, from which is projected a bay window, we have an interior that will delight every real home lover. The slop-

ing roof necessarily limits somewhat the size of the rooms on the second floor. Nevertheless, they could be somewhat enlarged if one would be content with a little less head room along the side walls where the roof rafters keep approaching the floor. The rooms as designed show a minimum height here of about 5 feet. This design is intended to have a full basement under the main part of the house for heating plant, fuel room, etc.





DESIGN NO. K-1586.

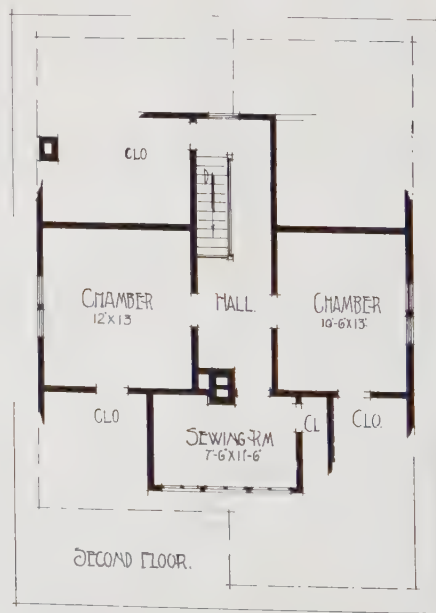
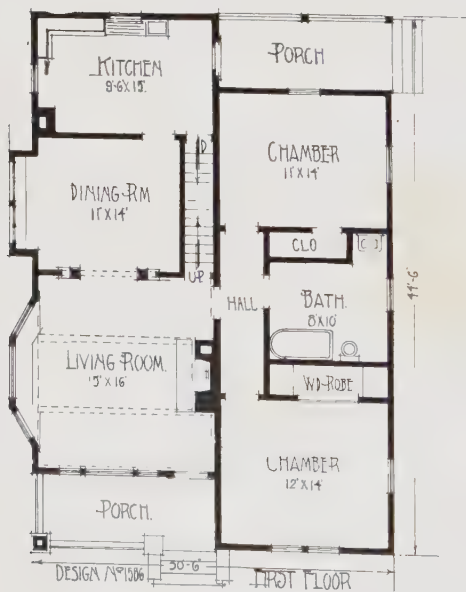
This homelike cottage is constructed of frame with narrow siding on the outside walls and shingles for the roof.

The arrangement of rooms has been very well handled and the rooms are well-placed with reference to utility. The first floor contains living room, dining room, kitchen, two chambers and a bath, besides two porches. The living room is very pleasant with three win-

dows at the side. It has a fireplace and beamed ceiling.

Stairs to the second floor go up from the living room and the basement stairs are underneath, starting from the kitchen.

The second floor contains two chambers and a sewing room which could be used as an additional chamber if necessary. All have large closets.





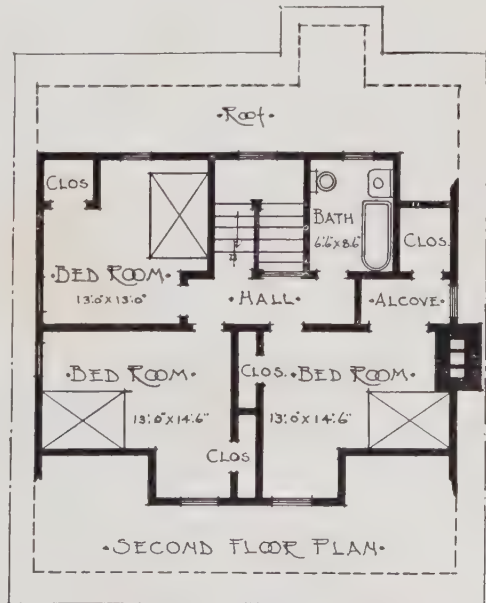
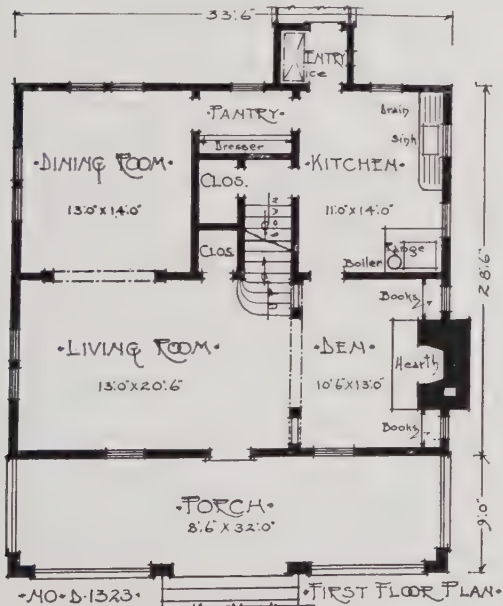
DESIGN NO. 1323.

Here is an interesting example of simplicity and good proportion. The house is covered with shingles even to the porch columns. The expanse of roof, both front and back, is broken by well balanced dormers. The chimney is built of common brick covered by rough cast cement.

The interior is particularly well adapted for a summer cottage as the post and panel divisions could be omitted, thereby throwing the

entire front into one big, open living room with fireplace and seats or bookcases at one end. The cellar stairs descend from a platform off the kitchen, where is located a large broom closet. A direct service way is provided from the kitchen to den.

On the second floor are three bedrooms, bath and closets for each room. Plans call for full basement.



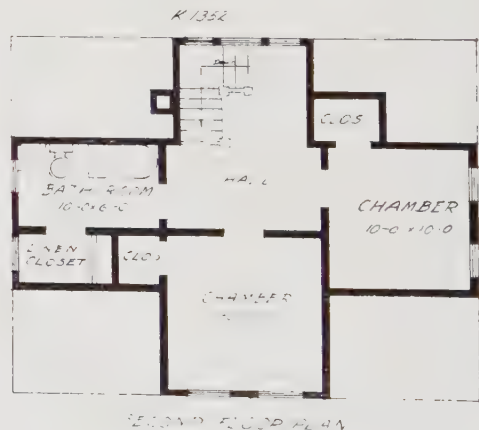
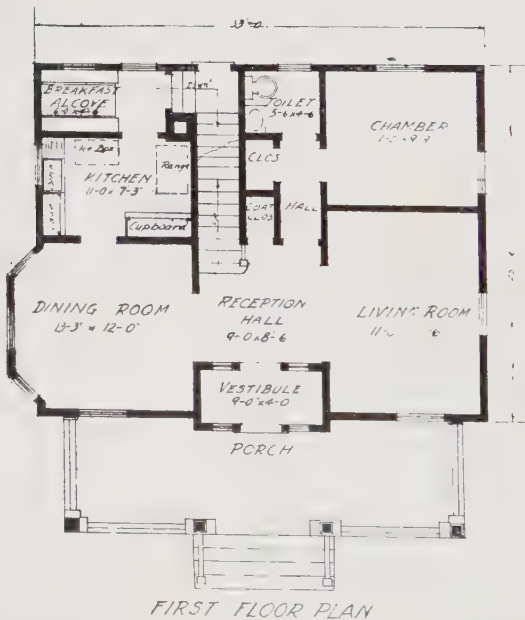


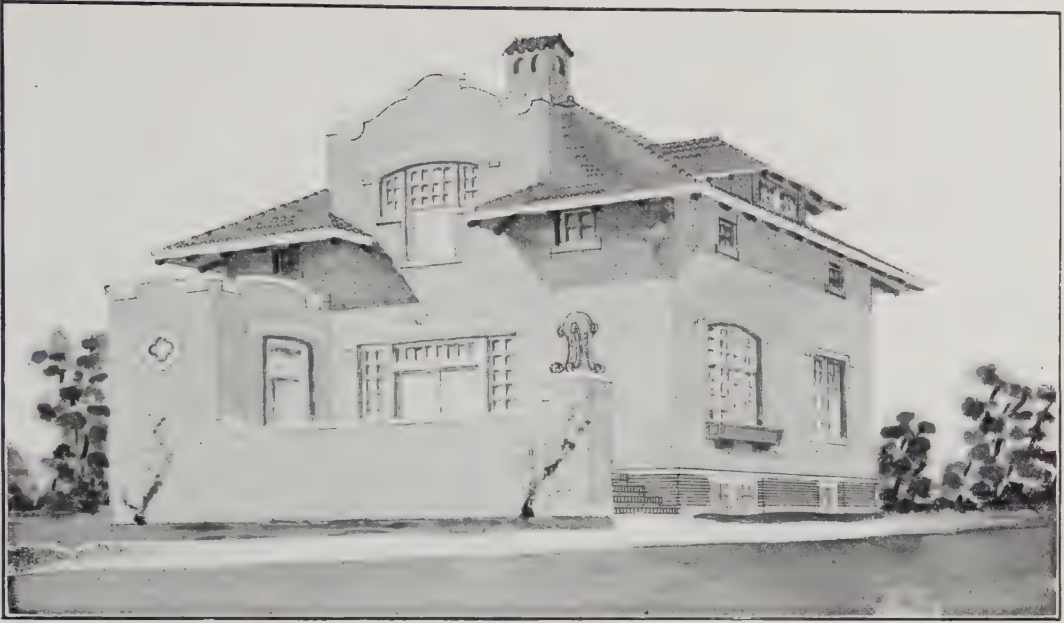
DESIGN NO. K 1352

A well designed cottage is always pleasing to look upon. Here we have a home which is especially attractive to all who like that quaint American style of cottage home. It is not only pleasing without, but is a spacious, well arranged house within. The porch is a good sized one, being 8 feet wide by 30 feet long. The vestibule is very practical, being large enough to allow two people to stand in it and at the same time allow for the swinging of the door. The reception hall extends through the center of the house, and has at the further end a toilet room. On the left side of

the hall is a pretty dining room, having a large bay the full width of one side. A breakfast alcove has been arranged off of the kitchen. On the second floor are two good sized bedchambers with closets, bathroom, linen closet, and a hall. Hardwood finish in main rooms. Full basement with laundry and furnace. One would hardly believe that so much space could be obtained under this roof.

The size of this house is 25 feet 6 inches by 33 feet 6 inches. Height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.





DESIGN NO. K-1761.

To show another style of a square house we illustrate this design in Spanish Mission. The exterior is rather unusual but makes a very attractive appearance. Brick for the foundation and steps, stucco for the side walls and red tile for the roof combine in a very striking color scheme.

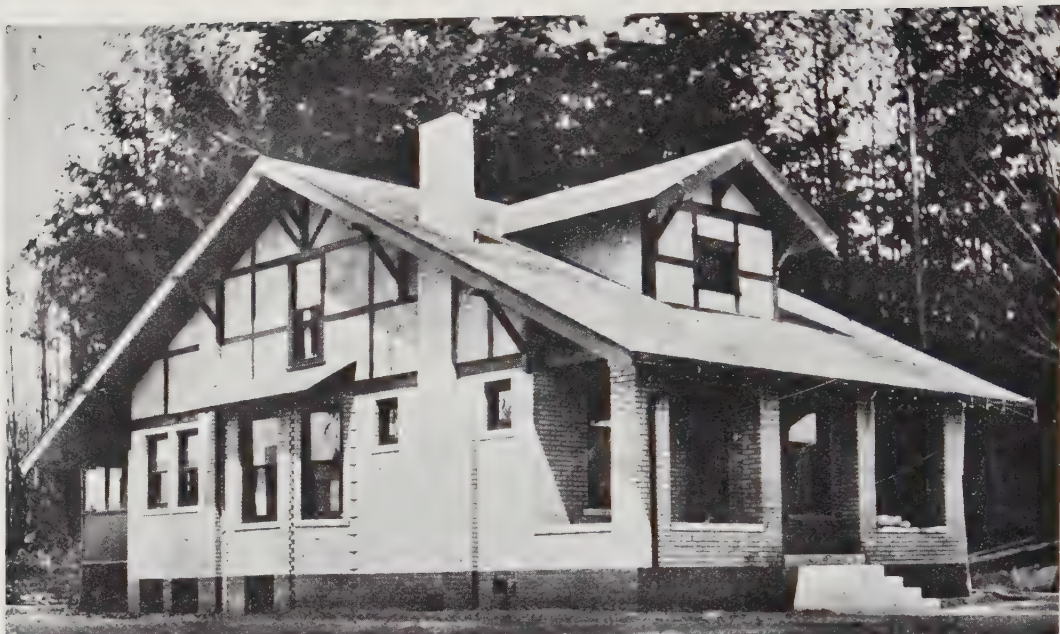
The entrance is at the side onto an open terrace which opens into the living room through a vestibule which contains a coat closet. The living room is large and extends across the front of the entire house. Dining

room and kitchen are at the back with the stairway between living room and kitchen and connected with both.

The second floor contains three chambers and a bath. The closets are of generous size and there is a linen closet in the hall.

The basement stairs are directly under the main stairs and are reached from the kitchen. Full basement under the entire house contains boiler, fuel bins, laundry, etc. The main part of the house is 28 feet square. Room sizes will be given on request.





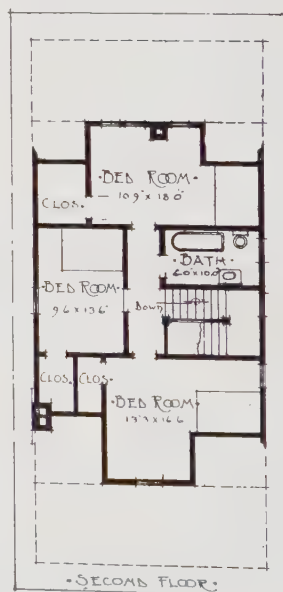
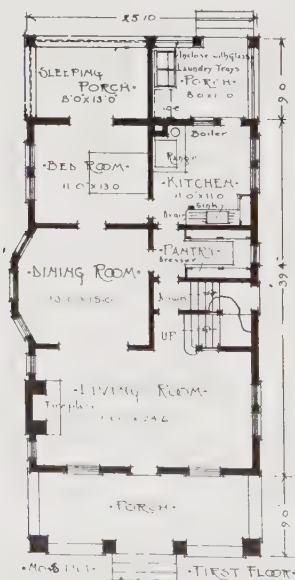
DESIGN NO. 1361.

The straight and simple lines which mark the exterior of this house are carried out also in the floor plan in the interior. The porch opens directly into the living room, while behind this room in a straight line are the dining room, downstairs bedroom and a sleeping porch. The living room is furnished with a homey fireplace, while the dining room has bay windows to admit the sunlight.

The kitchen is particularly happy in its arrangement, with its enclosed porch at one end,

and the butler's pantry at the other, both being perfect in their appointments. Stairs just beyond the pantry lead to the basement, which will accommodate a full-sized heating plant, a laundry, etc. On the second floor are three commodious bedrooms and the bath.

Panel work is an effective adjunct to the exterior of the house, while the dormer window in front breaks its somewhat severe lines, and gives the necessary touch of individuality.



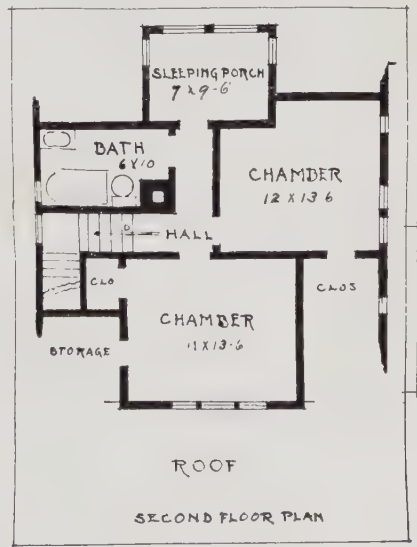
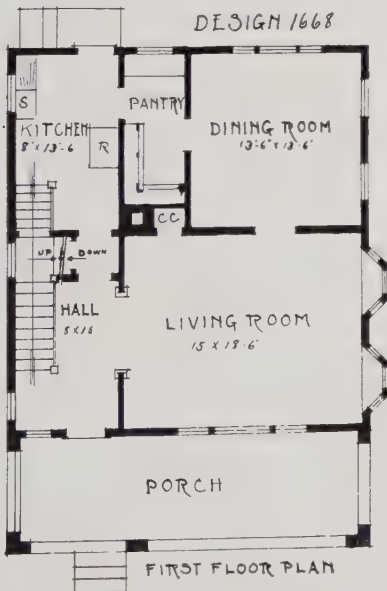


DESIGN NO. K 1668

An all shingle cottage with large center gabled dormer and balcony in front. The pitch of the roof has been made steep enough to give very good chambers on the second floor, with storage space in attic. This cottage was built very inexpensively, it being a home planned for a summer residence, with one small chimney for service of kitchen range. There is a small vegetable cellar only, the house resting on a shallow foundation built of brick and extending above grade, the height of two bricks. The bay windows of first story are supported by brackets and there is a shed roof covering both bays.

The interior finish is in southern pine, varnished or stained. Interior is planned for a side entrance with small hall off from which opens the living room by columned opening. A single doorway only is planned to separate dining room from living room, but this could with advantage be made a wide cased opening. There is a large pantry and combination stairway leading from kitchen. On the second floor two chambers and bath are provided, besides a built-out sleeping porch.

The wall height of the first floor is 9 ft., the lowest wall height of the second story bedrooms is 5 ft. 6 in.





DESIGN NO. 1328.

This very attractive cottage design has an air of coziness and appeals to the home owning instinct. The construction is frame with outside walls of siding.

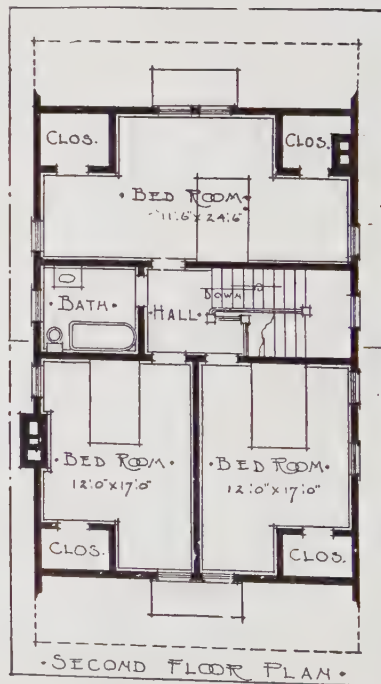
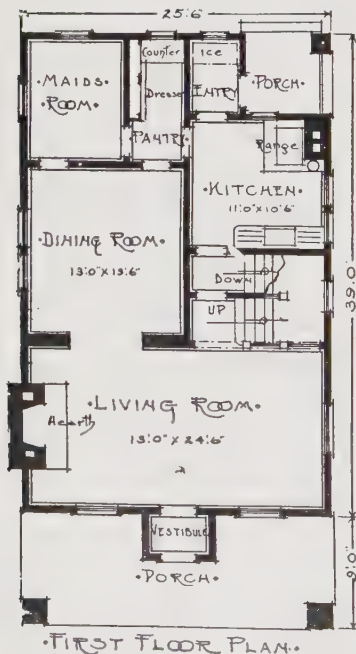
The floor plan is very nicely arranged and any housewife will appreciate its convenience. The living room extends across the front and is generous in size. A nice arrangement for the stairway has been provided and treated to make an added attraction in the living room.

The fireplace on the left end is also attractive.

The dining room and kitchen have been provided with many conveniences. Among them are large pantry, entry from back porch containing space for ice box, basement stairs with grade entrance.

A small bedroom is also given on the first floor and could be used by a maid.

On the second floor are three large chambers and bath.





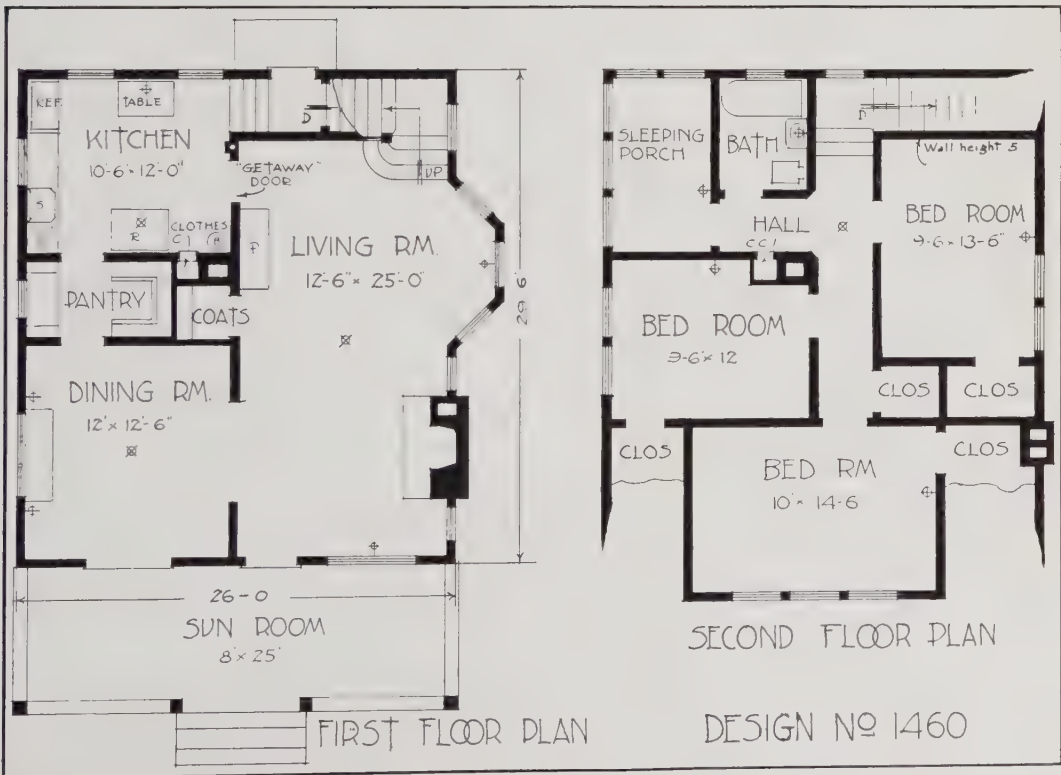
DESIGN NO. 1460

Compactness of plan is the prime essential of up-to-date designing for in the present day of high prices, waste is not to be tolerated; either waste of material or of space. This little house shows careful thought in the working out of the arrangement which is compact, convenient and attractive. The pantry now shown may be easily converted into a breakfast alcove if one is desired.

The straight lines of the porch detail make it

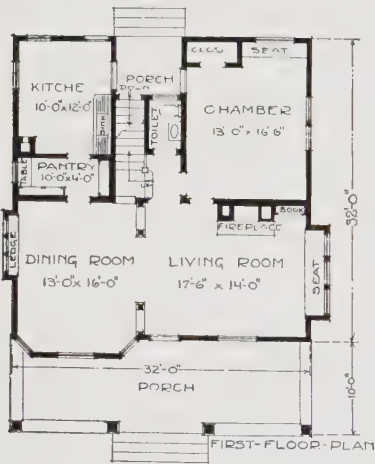
very easy to glass in as is coming to be a very usual demand among home owners. This is true of the second floor sleeping porch, also, and makes these porches available for all year round use. These glassed-in porches are a delightful adjunct to a home, particularly if there are small children or elderly people to care for.

Stucco is used for the exterior finish of first story with shingles in the gables.





FLOOR PLAN



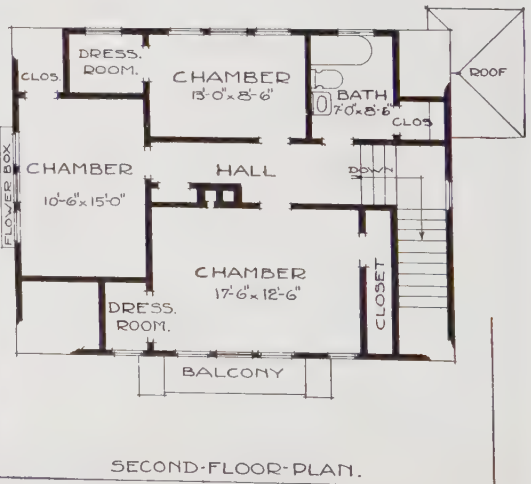
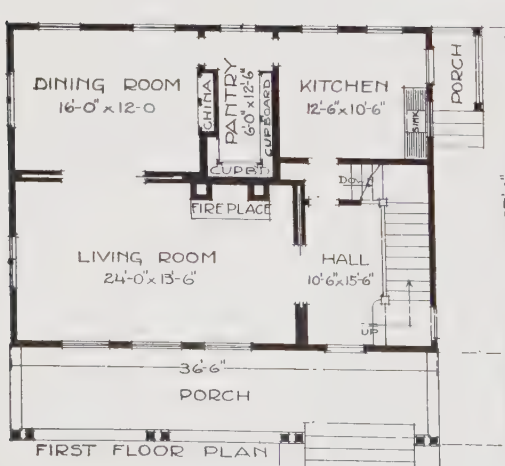
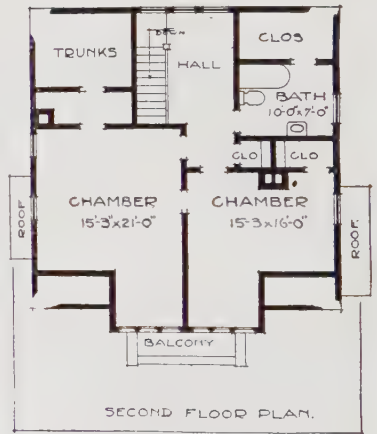
DESIGN NO. K 1307

A splendid bungalow home of the rustic order. Rough stained shingles for the exterior. The two floor plans, as shown, can be adapted to the same exterior. Full basement, furnace heat, no attic.

Birch or fir trim, oak flooring in main rooms. Basement, 7 ft. 6 in., First floor, 9 ft. 6 in., Second 8 ft. 3 in.; lowest height 5 ft.

Plan A. is 32 ft. square, covering 1,000 sq. ft. while plan B. is 36½ ft. wide by 27½ ft. deep, covers the same ground area.

ARRANGEMENT "A"



FLOOR PLAN ARRANGEMENT "B"



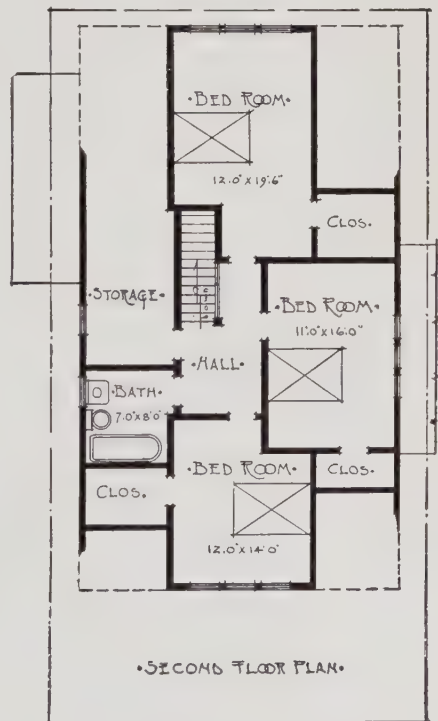
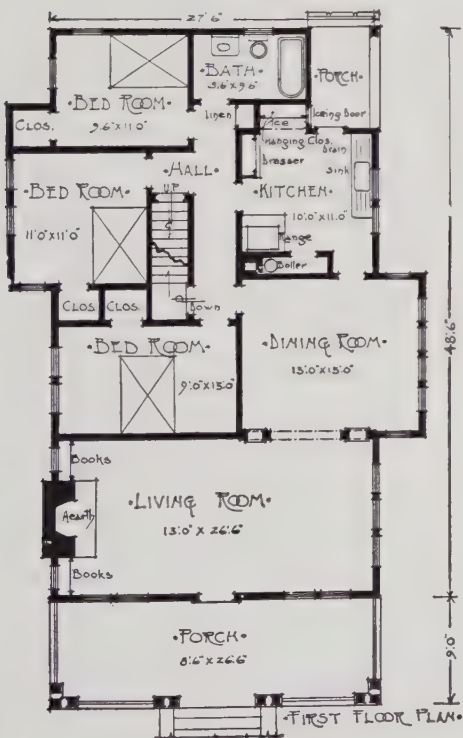
DESIGN NO. 1317

The illustration here shown depicts a cozy bungalow, homelike in every feature.

Centrally located, the front door opens into a generous living room, 13 feet wide and 26 feet 6 inches long. The most important feature of this room is the open fireplace with bookcases built in on either side. To the rear is a well lighted dining room. The kitchen,

furnished with dresser, hanging closet over the refrigerator and other conveniences, leads to a rear porch. Three bedrooms with ample closet space, open unto a hallway which connects with bath, kitchen, and dining room.

The second floor plan, here suggested, shows how three bedrooms and bath could be secured in the attic if desired.





DESIGN NO. K-1723.

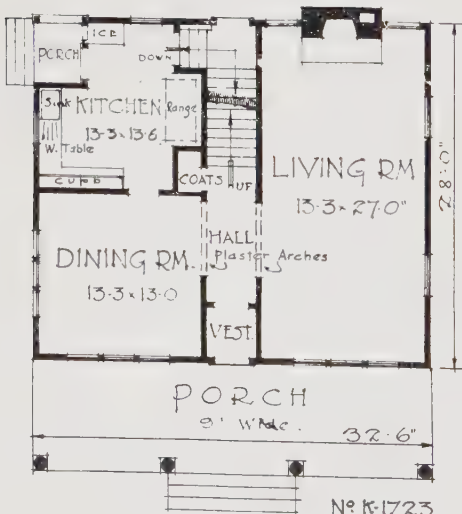
In this Colonial cottage, similar treatment is given to the exterior as to the design on opposite page and of the same reference number. These two homes quite match each other in porch effect but are very different in style of dormer treatment and as to interior plan. They are the same size.

This plan places the living room along the side with fireplace at end. There is also a different arrangement at the rear where a grade entrance to basement is secured. Should a breakfast room be desired, a slight change

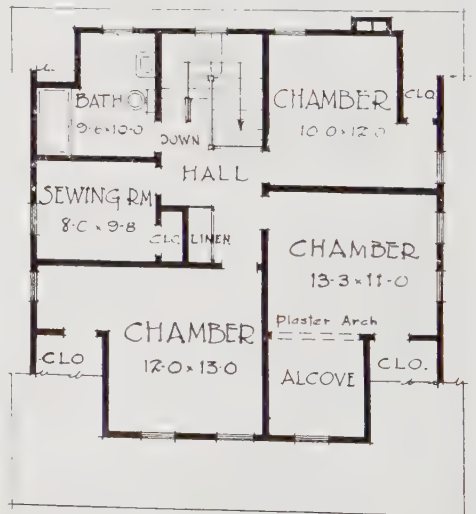
could be worked out by eliminating the corner back porch.

On the second floor, the front chamber and sewing room take up one side with bath at rear, and this arrangement secures two additional chambers on the other side. Some will prefer this plan to the other but both are excellent.

Wide siding, painted white and a green stained shingle or asbestos shingled roof is recommended to carry out the spirit of the Colonial. Face brick of variegated colorings for exposed chimney and for fireplace.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 1723.

Colonial designs never go out of demand and in this home we have a house planned of moderate proportions, with a width of $32\frac{1}{2}$ feet and a 40-foot depth, including the rear entry and porch, which is bound to please a great many people.

The treatment is somewhat of the cottage style with, however, full ceiling heights in the second story rooms, it being observed that the rear is carried up to secure full two-story height.

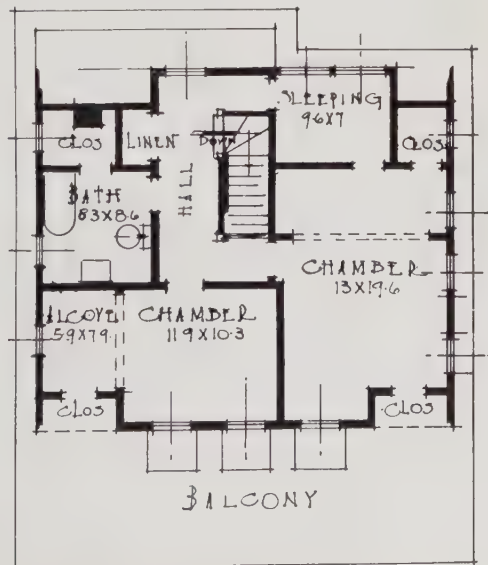
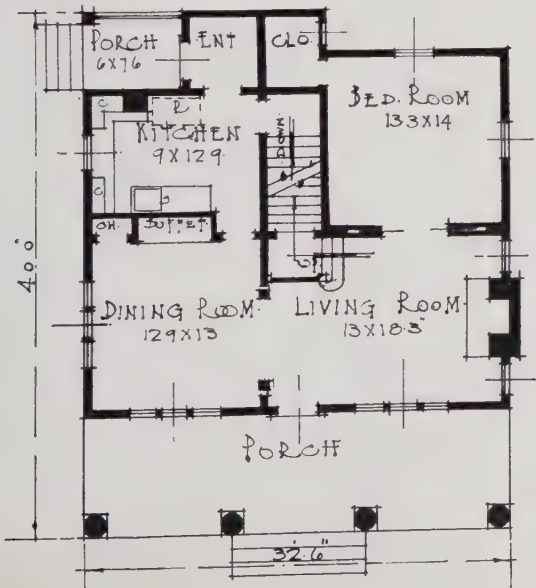
In planning the interior, column openings are used, separating the living room from the dining room, which, with the fire place at one end, gives a very open and inviting appearance to the front of the house.

While the main stair goes up from the living room, it is somewhat secluded from sight of dining room and is a very pleasing central feature as one enters the house.

The plan is detailed for buffet treatment in dining room and the usual cupboards for kitchen.

The intention for interior treatment is to use hard wood with birch or oak flooring and soft wood for the second story rooms, with either maple or birch floors. While there are but two chambers upstairs, each opening on the front, one of them has the addition of alcove, while the other is extra large and has a sleeping porch opening off the rear. The bath room is extra large, being eight feet square.

The construction of this house is frame and is planned with wide siding on exterior walls, which, with the use of decorative brick for the outside chimney, gives a very pleasing and artistic appearance. One will look a long time before finding a better plan or more interesting home of medium size.





DESIGN NO. K 1406

A design with a good deal of originality, and the detail in simple style. A noticeable feature is the broad, extending eaves with heavy extending brackets. This roof projection is 42 inches and it gives a good deal of character to the house.

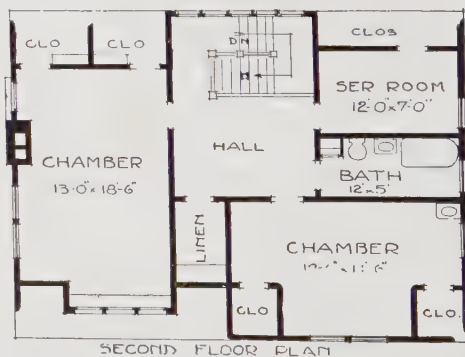
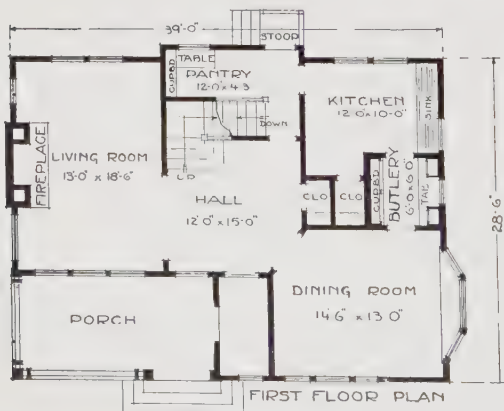
A cottage of this style should be treated with shingles, preferably laying them in alternating wide and narrow courses. The design is patterned quite a little after K1312.

In the arrangement of the interior the owner desired, as far as possible, to secure an open effect in the hall and living room, and these rooms are so arranged that the hall is really a part of the living room and a splendid view of the large fireplace in living room is had from the dining room right thru the hall. This fireplace is intended to be built of dark, vitri-

fied brick, the exposed chimney being of the same. The dining room is nicely secluded, is of good size and has a splendid bay and seat.

In addition to the entrance from kitchen to dining room thru the butler's pantry, is a passageway thru rear entry into the central hall. Space on the second floor is well arranged, with a central hall and two very good sized chambers in addition to the servant's room and bath.

It is planned to finish this house in fir thruout the first story, excepting kitchen which is pine, painted. Second floor to be pine or cypress. There is a basement under the entire house with provision for a hot air furnace, laundry trays and the usual vegetable cellar and coal bins.





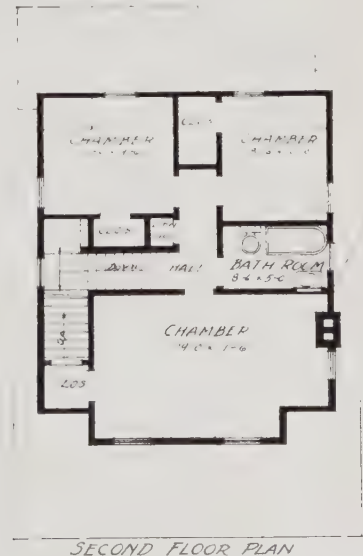
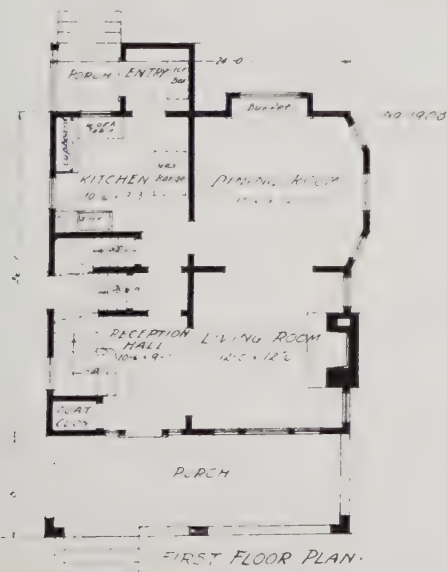
DESIGN NO. 1908

The combination of materials on this simple little home is particularly effective; rough stone giving a solid and substantial appearance to the foundation and the red brick work of the chimney contrasting pleasingly with the gray stucco of the first story.

For a cottage home, the size of the rooms is especially worthy of notice. Every bit of space is used to advantage and yet the whole plan is uncrowded and ample closet space is arranged. A back stairway leading up from kitchen is shown, but perhaps would not be required in the majority of cases, in which event, this space, with a very little more taken from the kitchen, would provide opportunity for a

breakfast alcove. Another slight change likely to be desired by many is the complete omission of dividing walls between hall and living room, to give a more spacious air to the front part of the house.

Noteworthy feature of the second floor is the size of the front chamber, which is indeed unusual for a small house. A wide dormer entirely across back of house allows two good chambers there. If the back stairway were omitted, as suggested, the left hand chamber could be considerably enlarged by taking in the closet space over it and dividing that now provided for the other chamber. A small linen case could be secured off the end of bath room.





DESIGN NO. 1975.

This cottage is a very practical one to build for a family who needs three chambers.

It embodies all the essential features and conveniences for comfortable living with no waste space. The type of construction is the most economical and the design is good.

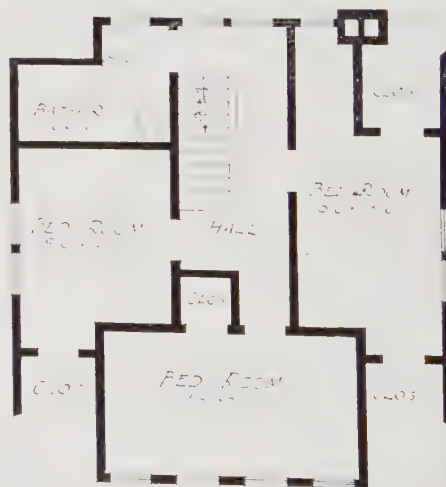
First floor contains sun room, living room,

dining room, breakfast alcove and kitchen. Stairs to second floor start from the dining room with the basement stairs underneath which is combined with an entrance at grade.

Three chambers and bath make up the second floor. All are well equipped with closets.



FIRST FLOOR PLAN.



DESIGN No 1975. SECOND FLOOR PLAN.



DESIGN NO. 1718.

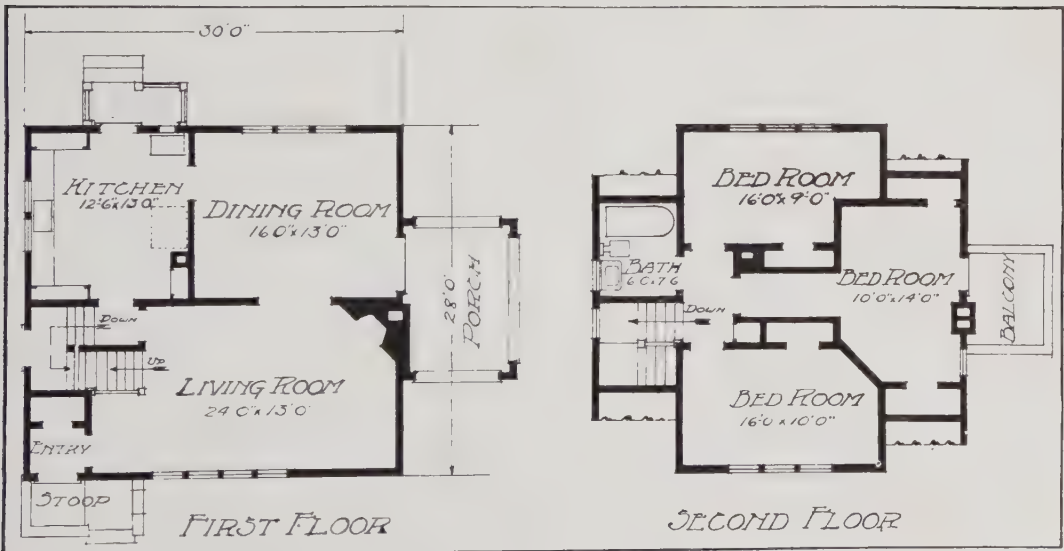
The exterior of this little cottage is very attractive. The wall and roof are all of shingles except for a belt course of wide siding below the first story window sills.

The entrance is from a stoop into a vestibule, from which a coat closet opens. This entry is at one end of the living room, and the stairs are beside it, and beyond a door leading to the basement stairs and to the kitchen.

There is a corner fireplace beside the door to the dining room, where it will serve both

rooms. The porch is entered from the dining room. One might like it extended so as to get a door from the living room also.

On the second floor are three bedrooms and a bath room. It will be noticed that the bath room is placed over the sink in the kitchen so that the plumbing pipes are as direct as possible. These rooms are built in under the height of the roof so as to have full height of ceiling. All bedrooms have good sized closets.





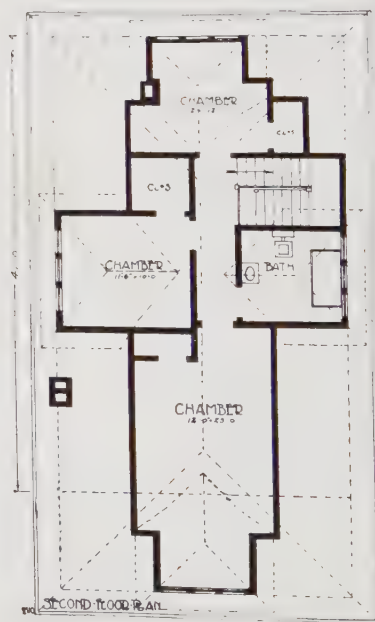
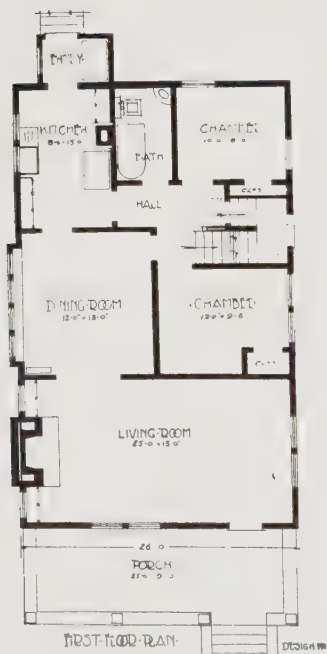
DESIGN NO. 1310.

The suggested plan is particularly attractive for a bungalow of this kind. The bedrooms, bath and stairs to attic all open on to a center hall from which egress can be had thru the side entrance.

There are four additional rooms shown on the second floor, one of which is of very good

size. The others are small and would answer nicely as maid's or sewing rooms.

The roof lines are good and the house is economical to build on account of its simplicity. Width, 26 feet. Depth, 41 feet, exclusive of porch projection.



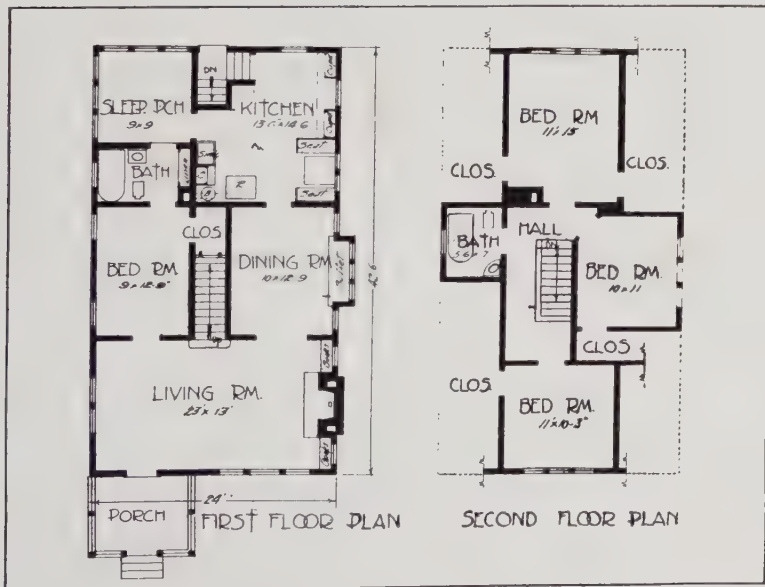


DESIGN NO. 1733

In this beautiful modern cottage the rooms are well disposed. Planned, as it is, for a narrow lot, the family accommodations are extremely large considering the size. Four bedrooms and a sleeping porch, all of good size, are arranged, all conveniently located and within easy access of the bathrooms, of which there is one on each floor.

The screened porch will make a delightful place in summer and can be glazed and serve as a vestibule in cold weather.

A breakfast alcove has been arranged in the kitchen which will prove a step-saver to the housewife. It also makes a fine sewing room. A fireplace and a well-designed buffet are other attractive features.





DESIGN NO. K 1312

This is an unusually home-like cottage. The roof is so low that we are almost tempted to call it a bungalow. These low, sweeping roofs, which Ruskin so admired, while they are in themselves plain and unexpressive, do, when properly designed give considerable character to the home. Little study is given by most people to the design of the roof, yet it is one of the most important factors of home building.

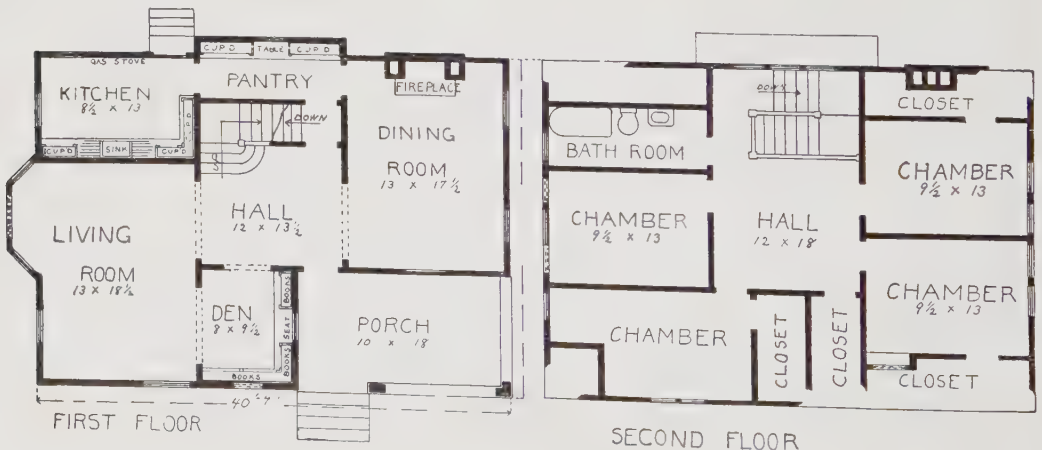
The house is designed for a studious family, there being a special room for the books connected with both living room and hall. The kitchen is not a large one, but is conveniently arranged and to make it larger would be a mere waste of space, as can be seen by reference to the plan. For a house of this size, the dining room is unusually large and very well proportioned.

On the second floor are four chambers, bath-room and many closets.

On the exterior the lower part of the house up to the first story window sills is sided with very broad, stained siding and the balance is shingled.

The house is designed in what is known as craftsman style of architecture, a style following the national trend toward a simpler and more rational way of living. It is also coming into favor for the fact that its details are the very simplest, an item which means a considerable saving in the cost of construction. This house is stained, not painted. Craftsman work should never be painted as it is desirable to emphasize the native character of the wood instead of hiding it.

Birch finish, oak floors in main rooms. Full basement with furnace and laundry. No attic.





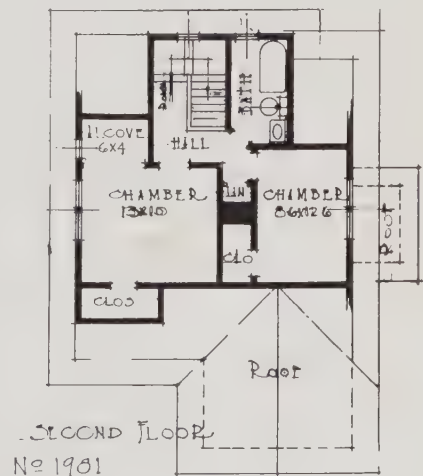
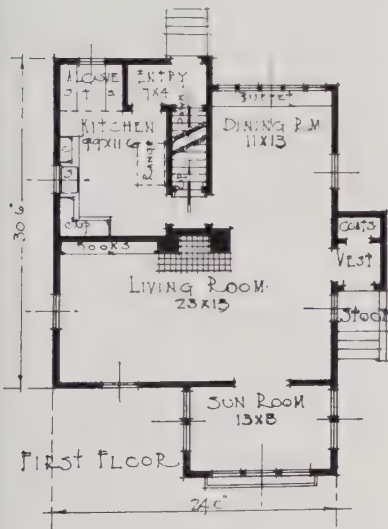
DESIGN NO. 1981.

For a young couple could you picture a more beautiful little home with all the attributes of the "house ideal" than is pictured on this page? Note the lady standing in the window of adjoining house, gazing with evident admiration on this finished home.

Slap dash stucco is the finish used for outside walls down to window sills and wide siding on down to a concrete base exposed eight inches above grade. This base is smooth troweled and gives a nice finish to bottom of house.

A noticeable feature to the design is the wide overhang of roof and deep verge board finish. There is a composition roof and single two-flue chimney directly in center of house.

The interior is planned along strictly the latest ideas with wide living room, sunroom, breakfast room off of kitchen, fireplace and bookcases. Buffet across entire end of dining room. Coat closet off of vestibule. Every provision to make a home complete and livable.





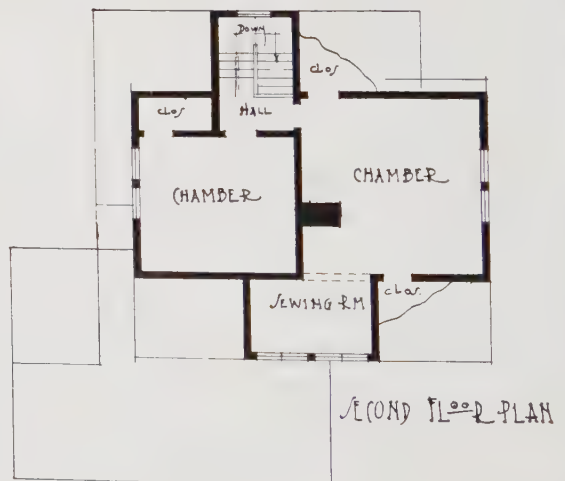
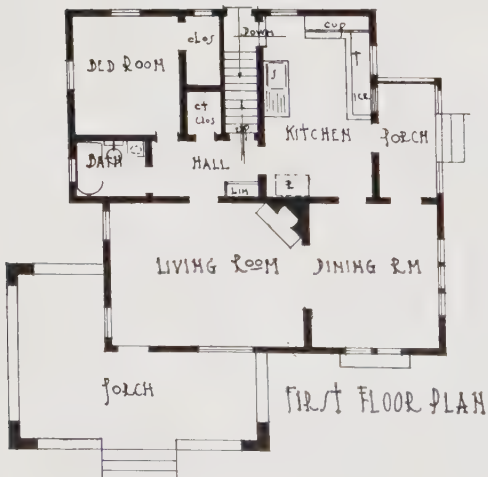
DESIGN NO. K-1738.

The constantly growing demand for cottages in stucco finish, is nicely met in the plan of this unpretentious home. The style of designing is for very inexpensive construction, with particular reference to the roof. This is a plain gable roof extending for two-thirds of the front beyond the house proper so as to form the covering of porch. The porch is made generous in size by being returned on the side: in this manner as much area is secured as though the porch ran across the entire front, and yet by this treatment the double window of dining room receives direct light. Whenever possible, it is most desirable to have a well lighted dining room, and of course the

porch, especially if it is screened in, shuts out a good deal of light.

Not usual in a small cottage home, we have in this plan the dining room in the front. This room has a wide cased opening directly into living room, thereby throwing these two rooms practically into one. The extra large kitchen is so amply equipped with the necessary cupboards and shelves as to make a pantry unnecessary. One bedroom with private bath is arranged on the first floor. There are two good chambers and sewing room on the second floor; these rooms are not full height.

It is proposed to finish the entire house inside with soft wood, stained, hardwood floors, varnished or waxed and install a furnace.





DESIGN NO. 1976.

The owner of this attractive cottage was very fortunate in having a large lot on which to build. The placing of the house, the arrangement of the combination sidewalk and drive and the planting have been very nicely handled. It is the care of these details that makes a house attractive and appealing from the outside.

The foundation and porch railings are of brick with cement for the steps and porch floor. The exterior walls are of shakes stained a dark brown with the trim in white.

Please note especially the Colonial detail of the trim around the windows and doors.

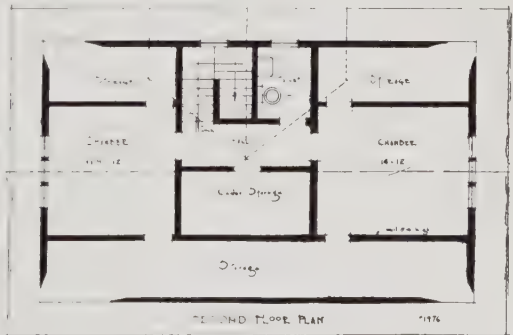
Entrance is directly into the living room,

which opens with wide arches into both dining room and sun room. The sun room can be closed off by folding doors, if desired.

A delightful little breakfast room with windows on three sides is located just off the dining room and can also be reached from the kitchen.

One chamber and bath are also provided on the first floor. The stairs to the second floor start from the back hall, under which are the stairs to basement combined with an entrance at grade.

The second floor contains two chambers and lavatory besides a large cedar closet for the storage of clothing out of season.



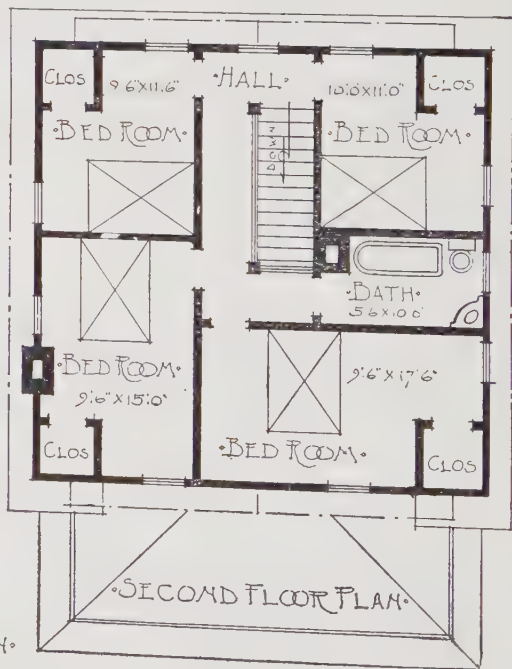
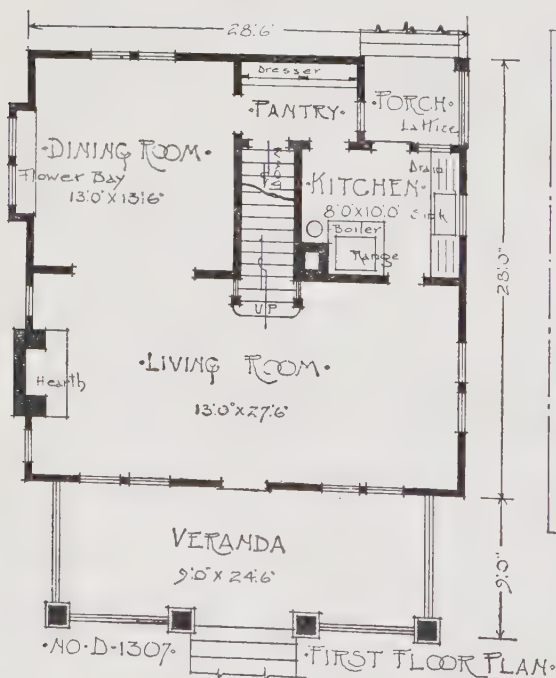


DESIGN NO. 1307

This two-story cottage has been selected as one adaptable to almost any suburban location. The front gable gives it a certain uplifting effect which would permit of its location between much larger houses without looking dwarfed.

The living room occupies the full front of the house, with a fireplace built in the end of the room. The dining room is of good proportions and has a little flower bay with case-

ment windows built in the side wall. It connects with the kitchen through a butler's pantry. Off the kitchen is a small latticed porch which when over-grown with climbing roses or honeysuckle would make an attractive corner of the house. There are four bedrooms and a bath on the second floor with closets built under the slope of the roof. Full basement, with heating plant, fuel room, etc.





DESIGN NO. 1714

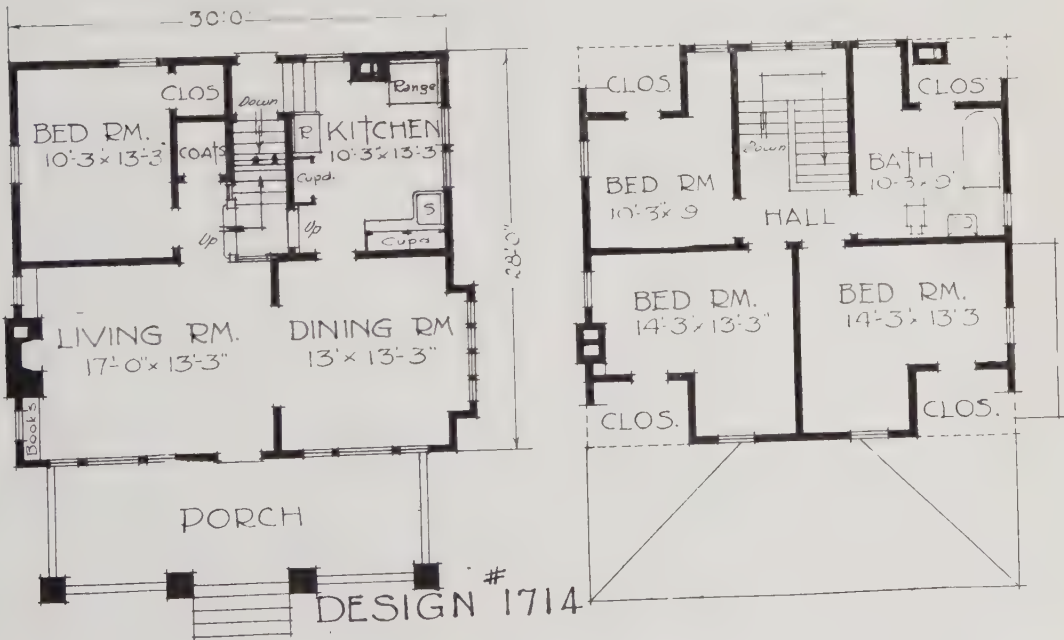
In ordering plans of this well balanced cottage design, the owner specially desired two things; a large living room and a bedroom on the first floor. A compromise was made by simply bringing out a short partition near the front door and making a wide cased opening into dining room. In this way, the advantages are obtained of practically one big living room across practically the entire front of house.

A grade door leads directly down to base-

ment where furnace, laundry and vegetable rooms are provided.

The construction is frame, siding first story and shingles in gables. Concrete block foundation and brick porch piers to support porch columns.

Birch trim, oak floors for front rooms with pine trim on second floor, kitchen and downstairs bedroom.



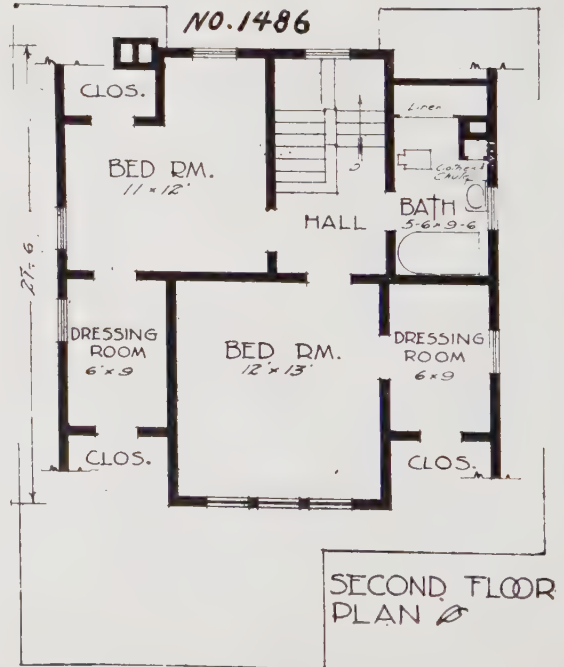
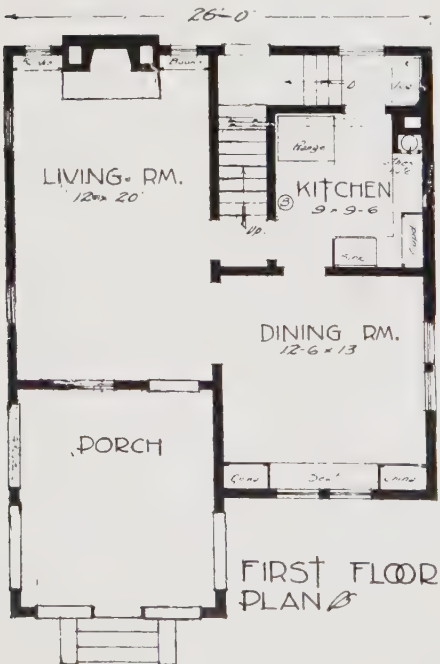


DESIGN NO. 1486.

An effective stucco exterior is here combined with a very convenient and attractive plan. Note the generous size of the screened porch, and also of the living room. The unbroken lines of the roof and main walls make the house most economical of construction, even tho the plan provides an unusual number of built-in features.

No opportunity has been overlooked in laying out the house to incorporate those features

which make for completeness, comfort and convenience. The living room has a fireplace with built-in bookcases on either side, the dining room has two china cases with a wide window seat between and the kitchen is completely equipped with work table, cupboards, drawers, bins, etc. A clothes chute is provided from bathroom to basement, and the linen closet has shelves and drawers to accommodate a good supply of bedding.





DESIGN NO. 1958.

The feature of this interesting home is the manner in which the sun room and living room is combined in one. The extreme length, however, is broken up by the fireplace and stairway. It is a novel arrangement but a study of the plan will show that it is very convenient.

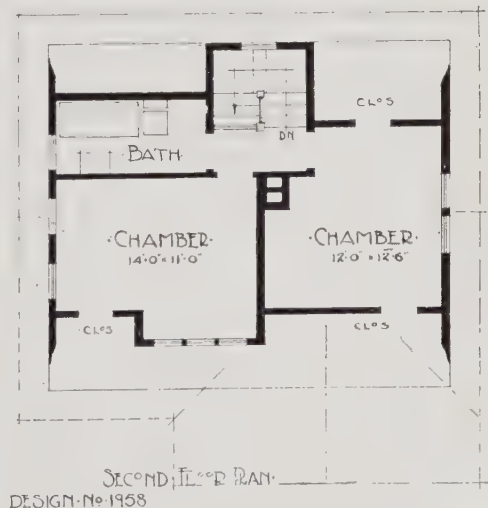
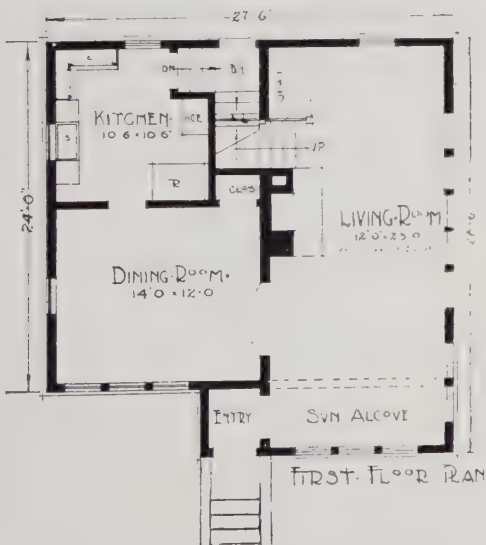
This design is of the cottage type. Exterior is of stucco on metal lath with a brick course around the entire house extending up to the first story window sills.

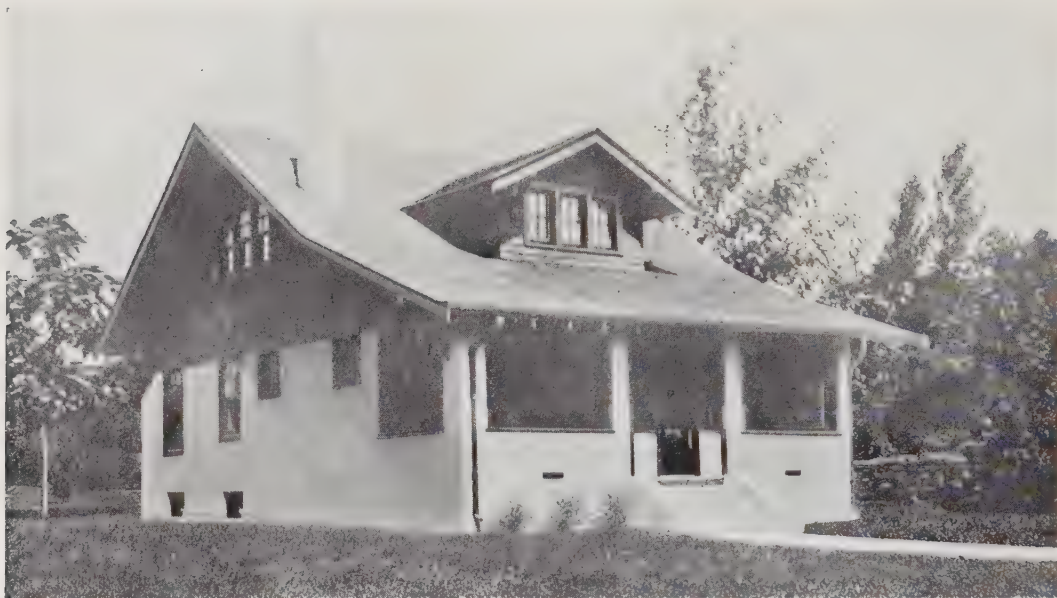
There is a little siding used in the gables, which has been painted white.

Two large chambers and bath are shown on the second floor. Both chambers have good closets.

There is a grade entrance reached from the kitchen.

Full basement under the entire house provides for boiler room, fuel room, vegetable cellar, laundry space, etc.





DESIGN NO. 1488.

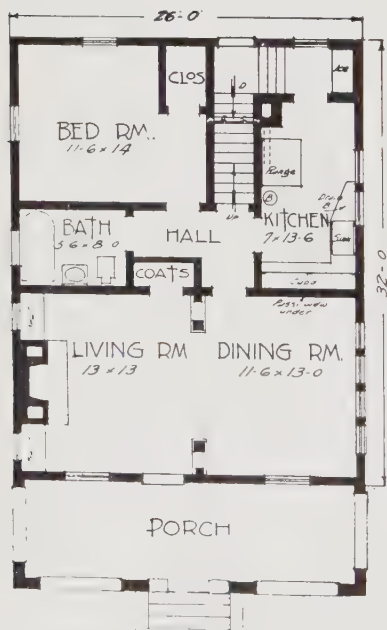
Long, sweeping roof lines with shingled dormer and gables soften the rather severe aspect of this house and give the dark color necessary to give life and contrast to the stucco coating of first story. Flower boxes along the porch rail would add greatly to the attractiveness of the house as well as give constant pleasure to its inmates.

The plan is very compact, well arranged and carefully thought out. No space is wasted.

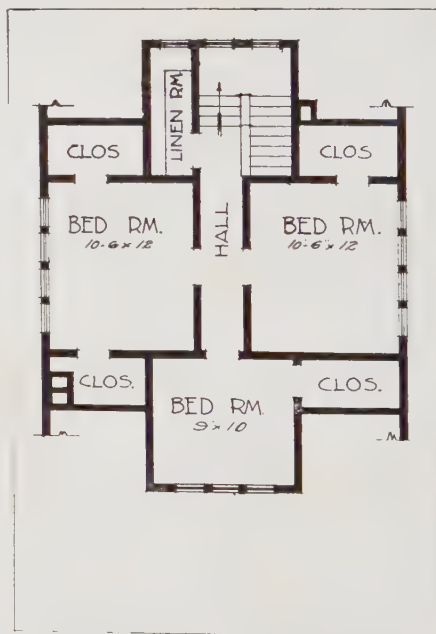
The downstairs chamber and bath are particularly good where there are small children, elderly or invalid members of the family.

Kitchen and basement entrance are combined to good advantage. A full basement is intended. Three bedrooms and linen room are shown on the second floor. The number of windows provided in these bedrooms will please the fresh air enthusiast.

Width, 26 feet. Depth, 32 feet.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

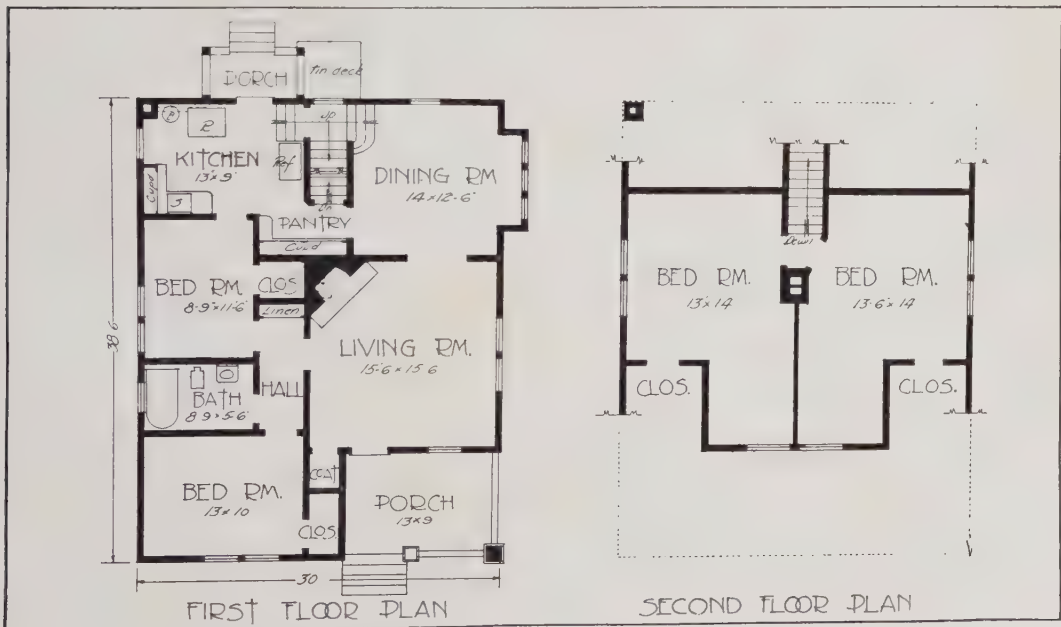


DESIGN NO. 1784

A combination of siding and shingles are used for the side walls of this bungalow-cottage. Although the roof is rather low, two good-sized chambers have been arranged on the second floor. When building, these chambers could be left unfinished temporarily as the first floor contains two bedrooms with bath between.

The first-floor plan has been worked out

extremely well. Living room, dining room and kitchen all conveniently located and related to each other, while the sleeping quarters are to one side and away from the living rooms. The arrangement of the stairs and pantry should be especially noted. The living room contains a corner fireplace and a nice coat closet, while a very delightful feature of the dining room is the group of three windows.





DESIGN NO. 1792.

The entrance from the long veranda is centered. At the left the living room, well proportioned, but with the interest focused in the inglenook with fireplace. A columned opening connects with the dining room.

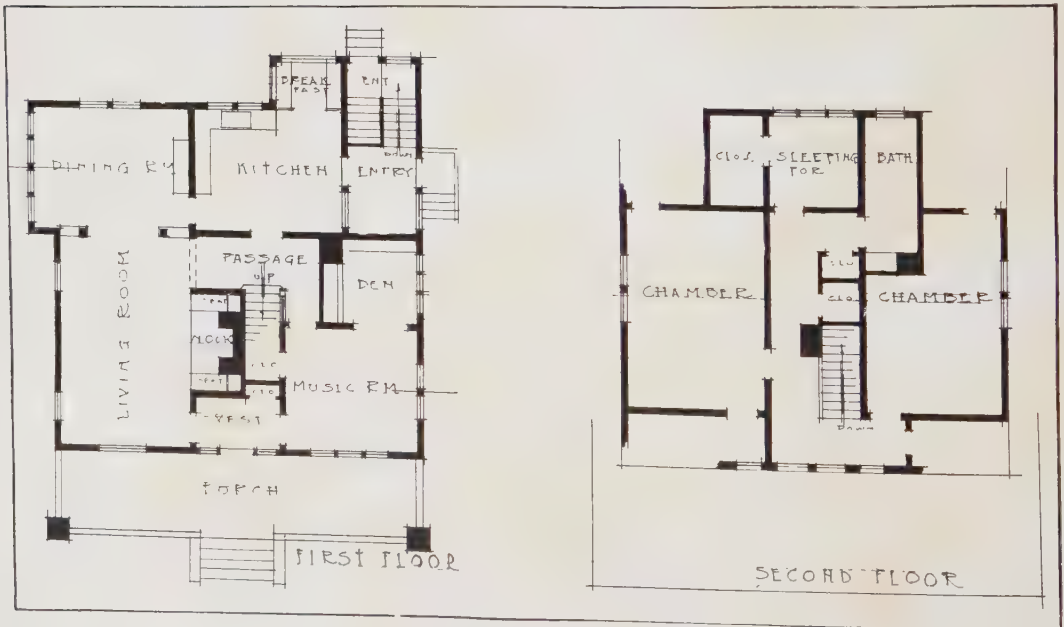
The arrangement of the stairs is unusual and very good, making them convenient yet retired.

The kitchen communicates easily with the stairs and other rooms. The breakfast alcove has been especially well worked out. The kitchen has ample space for cabinets.

The inclusion of a music room in the plan and the arrangement of the den add other features not usually found in the small house.

On the second floor a large chamber is finished off in each of the side gables, with a sleeping porch and bath at the rear under a large dormer.

The graceful lines of the roof extending out over the front porch make a very pleasing cottage home of the semi-bungalow type with cement walls for the first story and shingles in the gables.





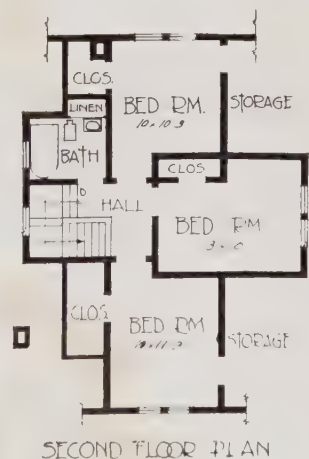
DESIGN NO. 1732.

This home is a comfortable, plain cottage, very inexpensively designed and just the type that is much in demand by the suburbanite of moderate means. It is built close to the ground with the exterior stucco brought down to a 10-inch base.

The screened front porch is large enough

for family gatherings during the warm summer evenings, and may be made most comfortable for winter by being glassed in.

The construction is frame, the roof shingled; inside finish is fir stained, with varnished hard pine or fir floors. Furnace installed in full basement.





DESIGN NO. 1719.

This beautiful little cottage is built on a northwest corner lot in a very nice residence section of one of our progressive mid-western cities.

It creates favorable comment from many people and the owners have had unlimited opportunities to sell it.

The house itself is small, yet the arrangement is so complete that it will give accommodation for a good sized family.

The exterior is of stucco over frame construction, with shingles on the gables, dormers and roof.

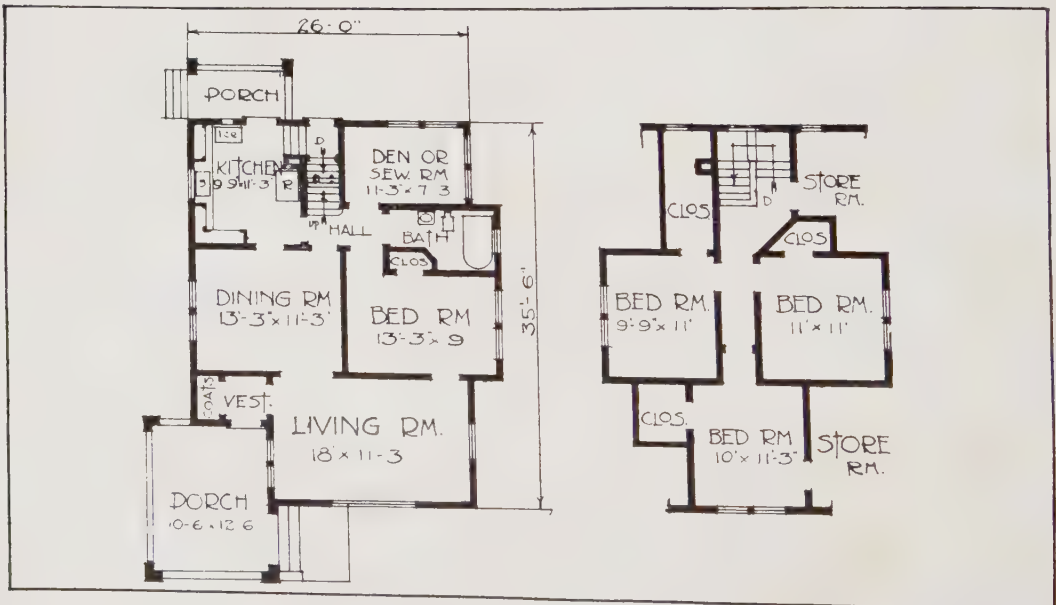
The living room extends across the front opening off a vestibule which contains a coat

closet. Directly behind and to the left are the dining room and kitchen. On the right are a chamber, bath and sewing room. As there are four windows in the sewing room it could be used as a sleeping porch.

The stairs to the second floor start from the back hall. Three good chambers all with good closets have been secured on the second floor besides some space for storage.

A combination grade entrance and basement stairs are a convenience of the service part of the house.

Full basement under the entire house with boiler room, fuel room, etc.





DESIGN NO. 1945.

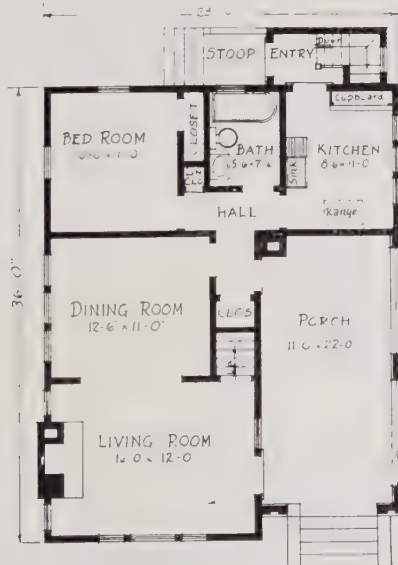
This bungalow design makes use of panel work to add a decorative note to the exterior. Combined with stucco and brick it is very effective.

While only the first floor plan is shown here, there is room on the second floor for at least two and possibly three additional chambers reached by a stairway from the living room.

A very nice arrangement of rooms has been

secured embodying many conveniences. The long porch extends the length of both living and dining rooms and both rooms open onto it.

The back part of the house is taken up by a bedroom, bath and kitchen. The stairs to basement start from the back entry beyond the kitchen. Full basement with the usual boiler room, fuel bins, laundry, etc.



•FIRST FLOOR PLAN•

•DESIGN NO. 1945•



DESIGN NO. 1944.

Rough cast stucco panels combine with a heavy wood cornice and brick foundation in a very pleasing fashion in this house. Altho on perfectly straight lines, it is decidedly out of the ordinary in appearance. The little open

terrace at the front, with gay flowers along the ledge, and the well designed, hooded entrance, place it well within the line of artistic homes. The color note is amply supplied by the rich toned brick work of foundation.





DESIGN NO. 1933.

A semi-bungalow in a shingle and stucco combination is pictured in this cozy little house. Five rooms and bath meet the requirements of a very great number of home builders, and where these are all on one floor, the housework may be done at a minimum of effort.

The little entrance portico, with its heavily timbered hood and well designed door in the Craftsman style, lends to the whole house an

air of dignity and stability. A bay with wide shelf for ferns and flowers embellishes one end of the living room, while the other is taken up by the fireplace with small windows at either side, under which built-in bookcases could be placed to advantage.

A stairway to the attic is provided and one or two small chambers could be obtained there.

Width, 26 feet, without projections. Depth, 36 feet.





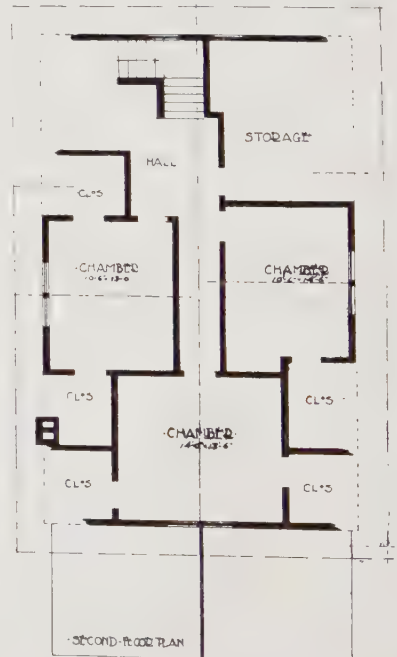
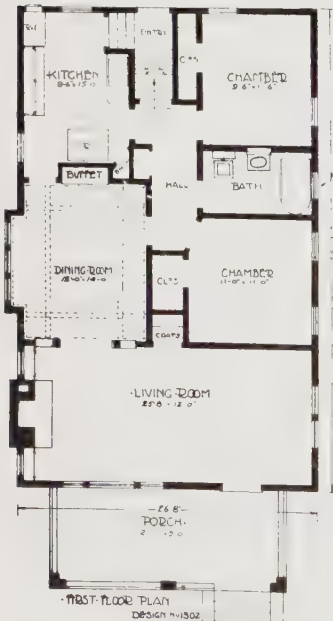
DESIGN NO. 1302.

It would be hard to find a cottage giving more floor space for the ground size than this one, as the arrangement has been most carefully considered to give the maximum. The attention of the house mother is directed to the closet provision. With the exception of the dining room and bath, every room in the house has at least one closet.

If five chambers are not required, that one adjoining the living room could have a door

cut thru and be used as a den or study. Frequently, where there is a good sized family, it is most convenient and necessary to have a small room where privacy may be obtained for school work, business interviews or private telephoning.

The exterior is of convenient design, very neat and on good lines, but unpretentious and economical of construction. The red brick of chimney gives the necessary contrasting color.





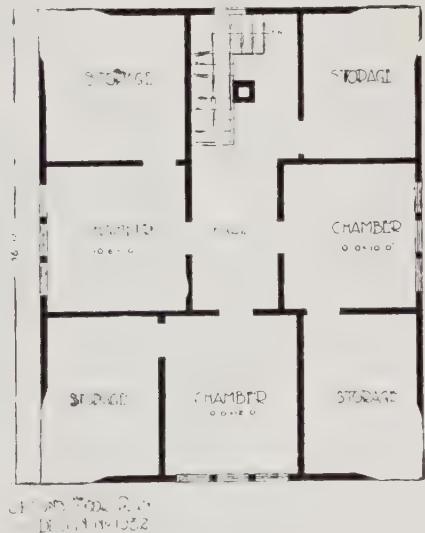
DESIGN NO. 1932.

For the family of unusual size this little house will offer many attractions. Two bedrooms on the first floor and three on the second provide sleeping accommodations seldom found in a cottage home. Heavy cornice brackets give individuality and character to the exterior design, which is simple in the extreme, tho on

good lines. The stucco is carried down almost to the grade line and is of very rough surface.

The rooms are of good size, conveniently arranged and ample storage space provided. Entrance to both basement and kitchen is provided thru a grade entrance at rear of house.

Width, 29 feet. Depth, 36 feet.



CHAMBER 10' x 12'0"

CL. CLO. CLO.



DESIGN NO. 1920.

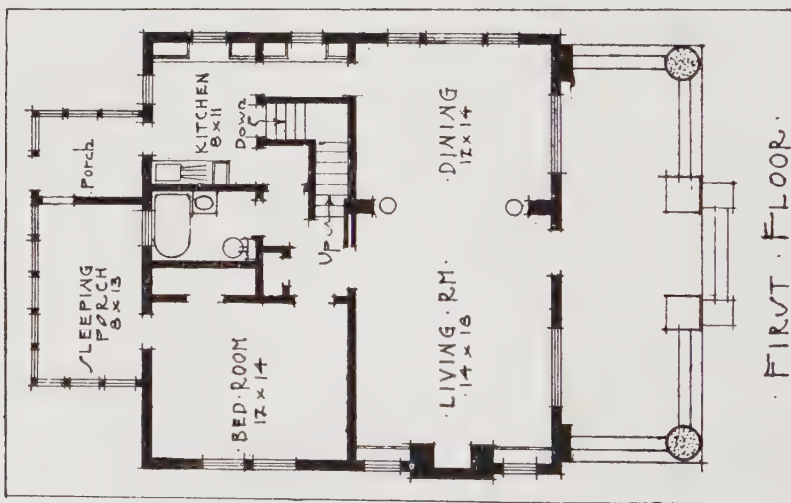
Contrast of light stucco walls with brown stained exterior woodwork and shingle roof, which is stained very dark brown, almost black, makes this semi-bungalow very pleasing in appearance. The red brick of chimney also breaks up the wall surface and adds interest to the exterior. The stucco, which is applied directly on tile walls, is made of white Portland cement and finished with a rough texture.

The interior, while not unusual in any way, is yet very attractive and homelike. Compact-

ness is the keynote. Five good sized, livable rooms, serving pantry and bath are contained in a floor area of but 960 square feet. The basement extends under entire house and provides space for heating plant, a fruit cellar and a workshop for the owner.

On the second floor is a bedroom 12x18 feet in size with an unusually long closet and an extra closet from the hall.

A floor of red quarry tile is provided for the large front porch.



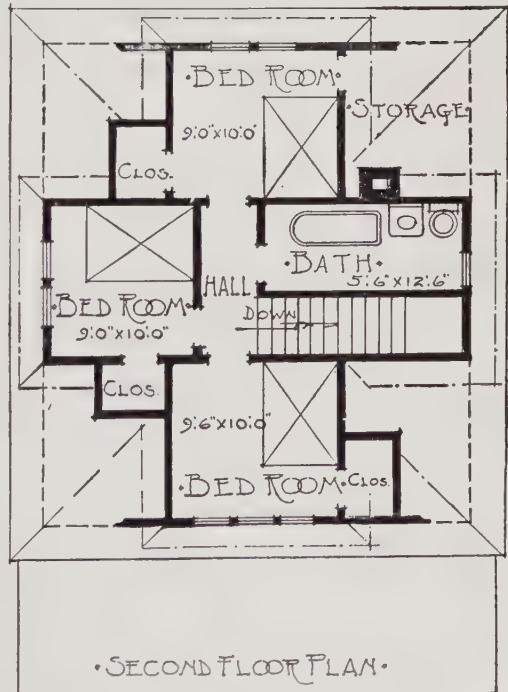
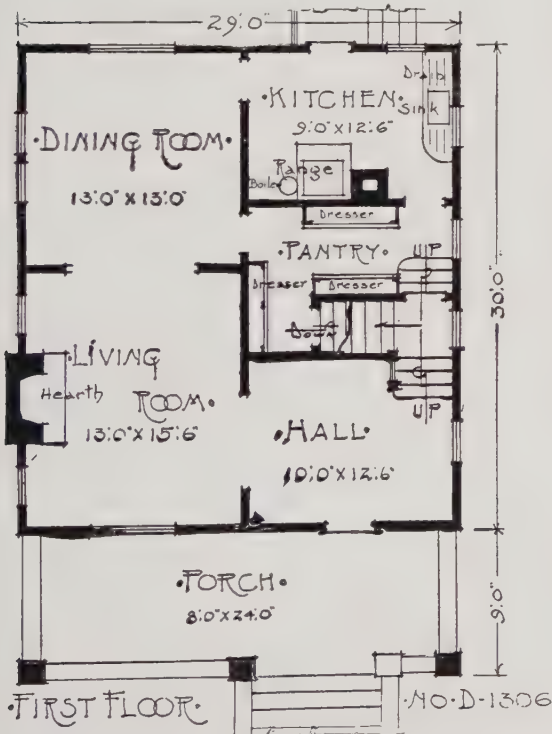


DESIGN NO. 1306.

Here is an unusually attractive hip-roofed cottage that will appeal to many. It's a simple design and carries well, the four dormers. The brick work, capped with a course of headers under the sill line and in pleasing contrast with the stucco above, is practically its only ornamentation.

The floor plan shows a very pleasing arrangement of rooms. The living room, dining

room and hall are of ample size and with the large connecting archways, open up into practically one large room. The pantry is unusually well provided with dresser space for a house of this size. Four steps to a door on the main stair landing provide convenient passage from the pantry to the front door and the three second story bedrooms. There is a full basement under the entire house.





DESIGN NO. K-1566.

A combination of siding and shingles on the outside walls, stained, makes a very pleasing exterior.

The front porch piers and balustrade are of brick with dark paving brick stood on end for base and coping, the floor being of cement.

There is an open fireplace in living room, columned opening between living room and hall, bedroom, living room and dining room.

The first floor has one large well lighted bedroom and bath, which has tiled floor, also tile in front vestibule.

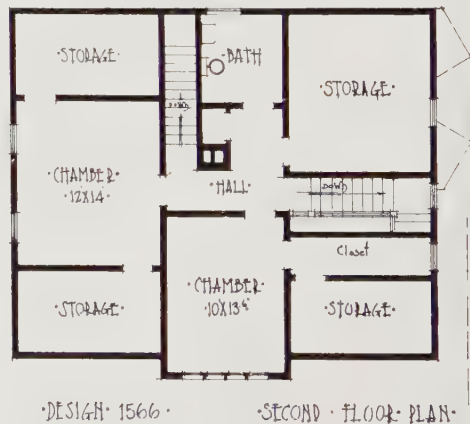
The plans call for two good chambers on

the second floor with plenty of storage room and another bath room; there is no tub provided for the bath, however.

The floors and finish of main rooms on the first floor are oak, balance of rooms have painted trim and birch or maple floors. Kitchen trim birch in the natural.

There is full basement with concrete foundation, hot water heat, laundry, fuel and vegetable rooms, etc.

First floor, 9 feet; second floor, 8 feet; the chambers being full height. Size, exclusive of porch 36x30.





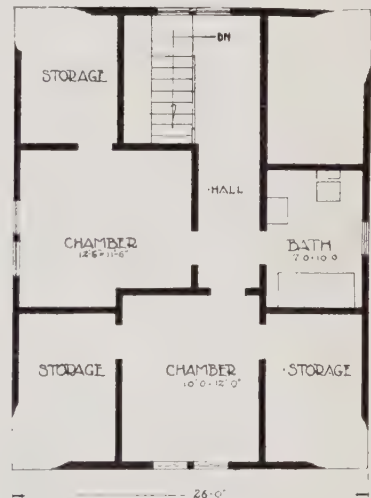
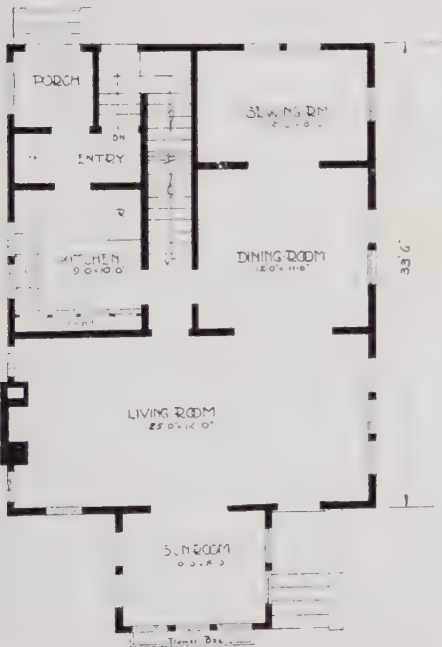
DESIGN NO. 1926.

Another cottage plan the keynote of which is simplicity. Entrance is had directly into the living room extending across entire front of house. The sewing room is an unusual provision in a cottage home, and could be used as a den or chamber, if desired.

The grade entrance on cellar stair landing will be found a great convenience.

Two nice chambers and a large bathroom are shown on the second floor, as well as ample storage space. The sun room, centered on front of house, is a delightful feature and could be increased in size to good advantage, both as to floor space and appearances.

The house is 26 feet wide and 33 feet 6 inches deep, exclusive of sun room.



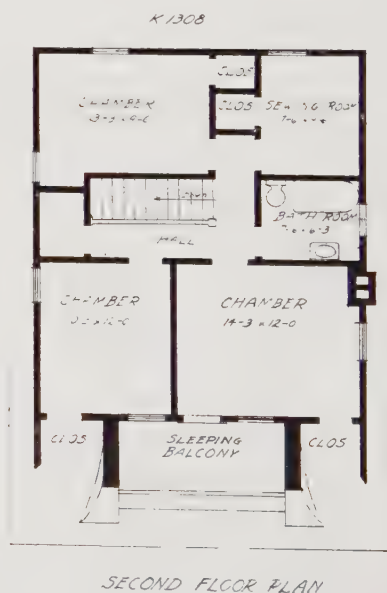
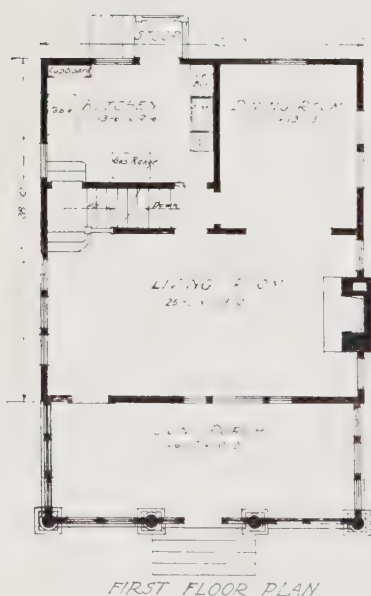
DESIGN NO. 1926.



DESIGN NO. K 1308

This house is specially planned to meet the requirements of the small home owner who is an outdoor enthusiast and provides not only a generous sun porch ten feet wide across entire front of house, but a sleeping balcony above. It shows, also an unusual amount of second story floor space for a small house, which is made possible by a broad gable the

full width of the house across the rear. The first floor rooms are of very good size. A combination stairway is shown, giving direct access to main stair from kitchen and saving many steps for the busy housewife. The basement stair goes down under the main stairway. A full basement and heating plant, fuel and vegetable rooms are provided.





DESIGN NO. 1925.

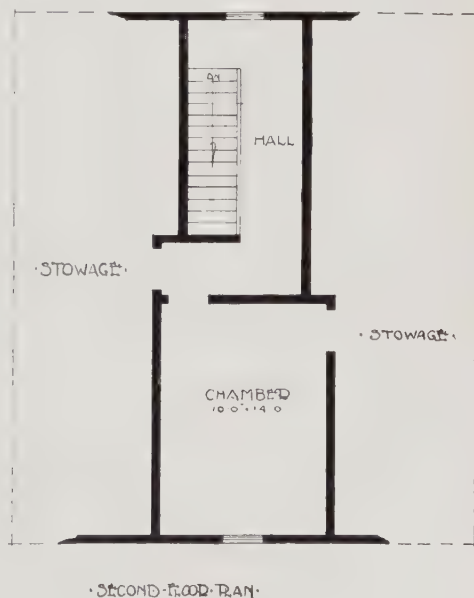
Consideration was given in planning this little home to the securing of sleeping accommodations for a family of good size. The disappearing bed in living room is pivoted to fold up and around the dressing room space, still leaving ample room for dressing table, chair and accessories.

No dining room is shown, it being intended to use the breakfast alcove for all except "company" occasions, when the table would be set

in the living room proper. The kitchen dimension size given includes the breakfast alcove and cupboard space. This part of the house is completely fitted up with the most modern conveniences.

The stairs to second floor may be entirely shut off by a door at foot of stairs for easy heating of first floor, if desired.

Width, 28 feet. Depth, 32 feet 3 inches.



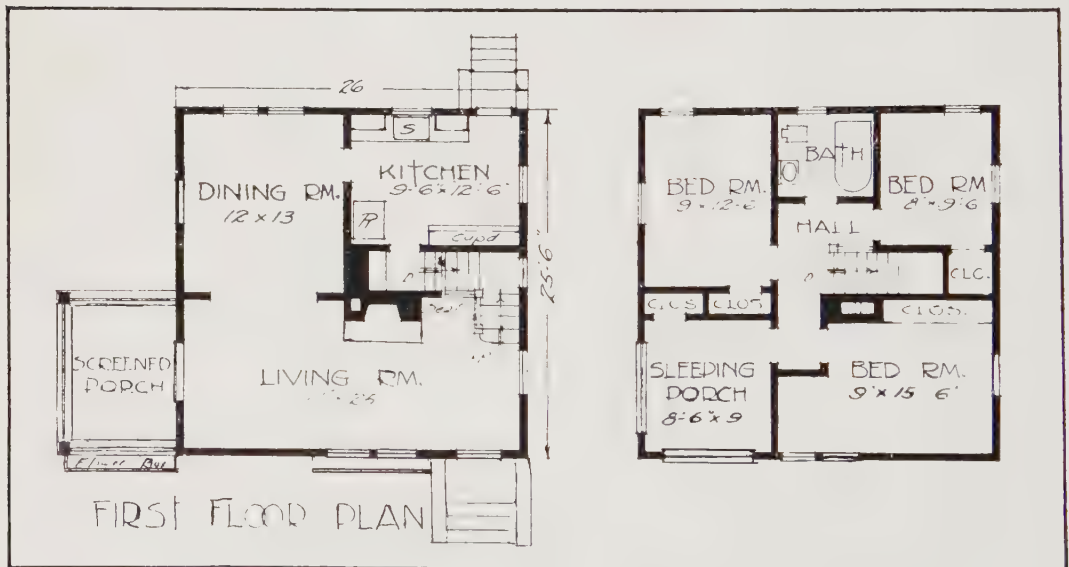


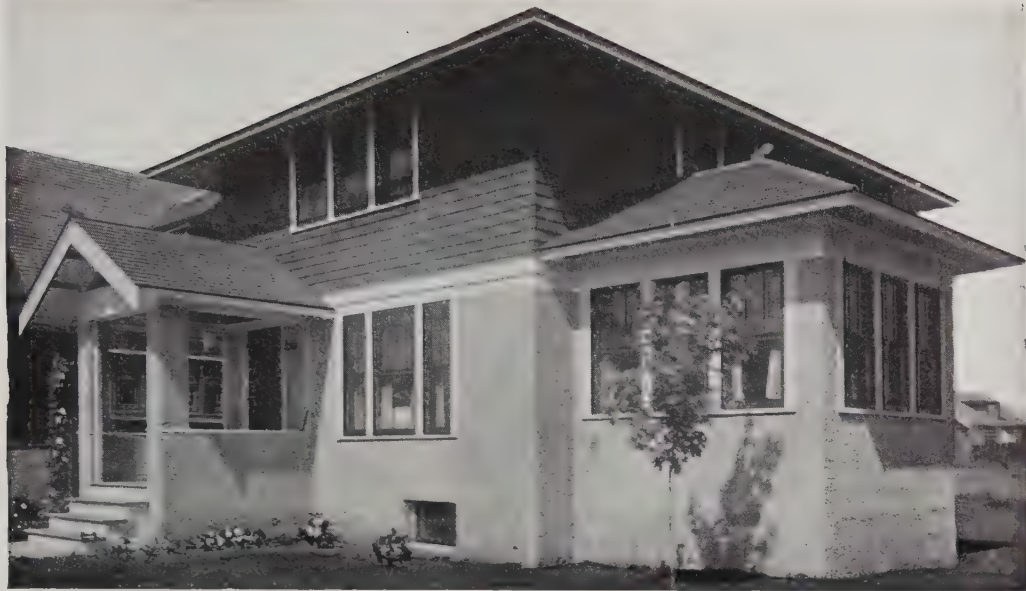
DESIGN NO. 1304

This cottage has been selected as a model type of compact two-story home. It will be noted that the floor plan is almost square, requiring the minimum amount of material to construct. The living room, extending clear across the front of the house, is unusually attractive and the bedrooms on the second floor are of very good size. A very desirable

feature is the sleeping porch which, it will be noted, is reached from the hall so that it is accessible to any member of the family. The closet provision is excellent.

We recently revised the working plans making house 26 feet square. This change adds 6 inches onto living room, sleeping porch and front chamber.



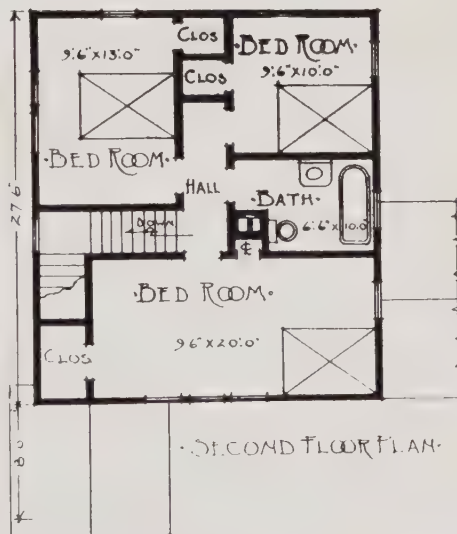


DESIGN NO. 1308

This attractive little cottage home has been classed as a type particularly adapted to economical home construction. The exterior with its simple window treatment and the combination of shingles and stucco has a pleasing and homelike appearance. If one wanted more porch room, it would be a simple matter to carry the present entrance porch across the front. In this case, the entrance porch roof could be left as it is, leaving the rest as terrace, or the whole could be covered and the roof hipped as that over the sun room.

In the floor plan suggested, the living room carries across the entire front of the house. It connects with the dining room through a wide

opening and with the sun-room through a pair of glass doors. Between the dining room and kitchen is a pantry, with dresser having counter shelf with drawers and cupboards below. On coming into the kitchen from the outside, one passes through an entry with a place for the ice-box. There is also a passage leading to the living room and convenient for answering the front door. From this passage descends the combined outside and kitchen cellar-way. There are three bed-rooms on the second floor. The front or owner's room is especially large and with its closet takes up the entire width of the house. The other two chambers are also of generous size.





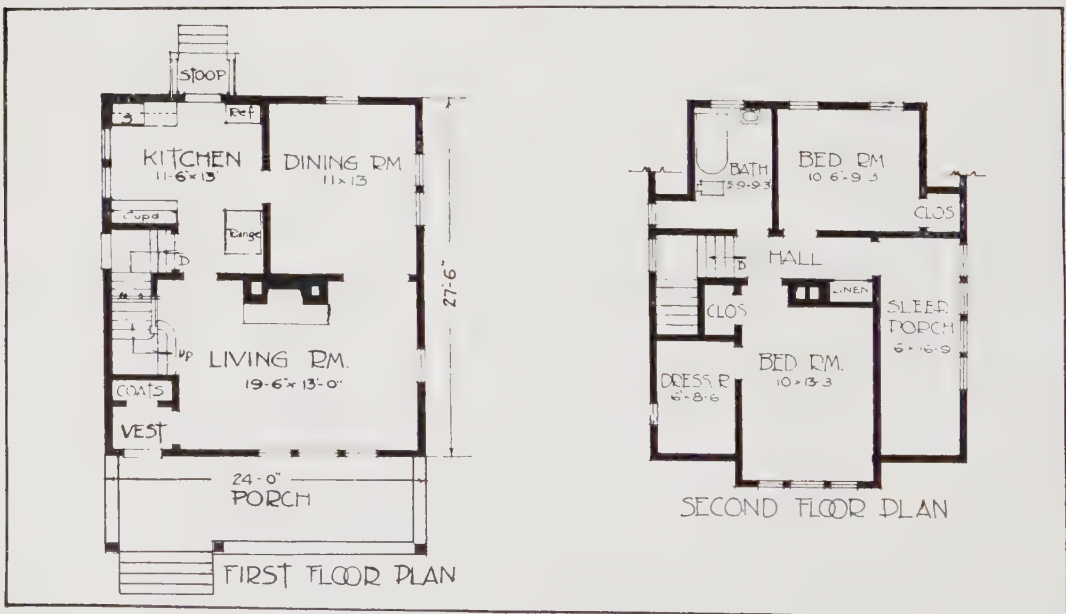
DESIGN NO. 1717

This home has living room, dining room and kitchen on the first floor and two bedrooms and a sleeping porch on the second floor. The rooms all open well together for an attractive interior.

The kitchen opens directly to the dining room. The basement stairs lead from the kitchen, under the main stairs with a conveni-

ently located grade entrance on the landing.

The exterior is quite the usual type, being one of those houses which depends on the individuality of the owner to make it different from other houses in the block. A little thoughtful planting, a few vines and shrubbery will make it wonderfully attractive and home-like.





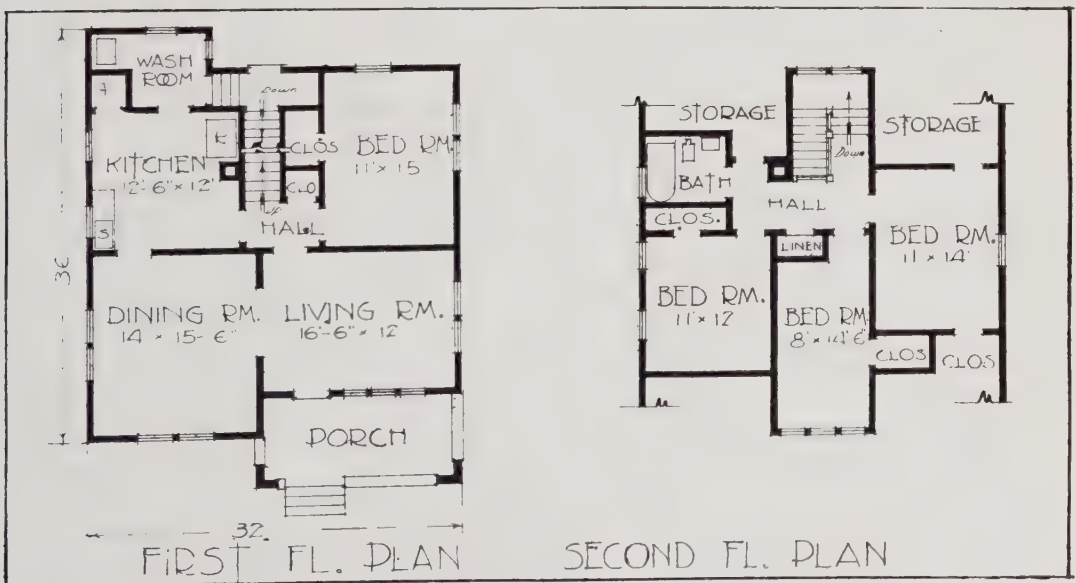
DESIGN NO. 1753.

For a suburban home of charming simplicity, this design fulfills the call and may be relied upon as meeting expectations. The photo shows a home built in the outskirts of the town in a farming community and has the true country atmosphere. In other words, it may be termed, a modern farm home.

The cottage is frame with stucco walls finished clear down to grade level. Shingle gable roof with simple dormers front and back. The

back dormer being necessary to give proper headroom to stairs. Windows are stock size and symmetrically placed and with single chimney we have a wonderful value in this home at least cost.

Study the floor plan to note the excellent and convenient arrangement of rooms to be finished in fir or pine, stained, with hardwood floors of oak, birch or maple. Full basement for heating plant, etc.





DESIGN NO. 1579.

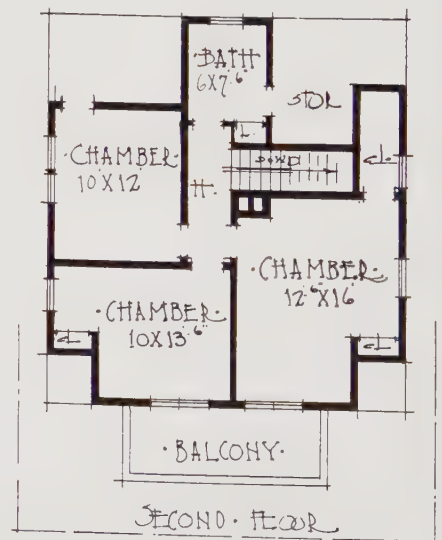
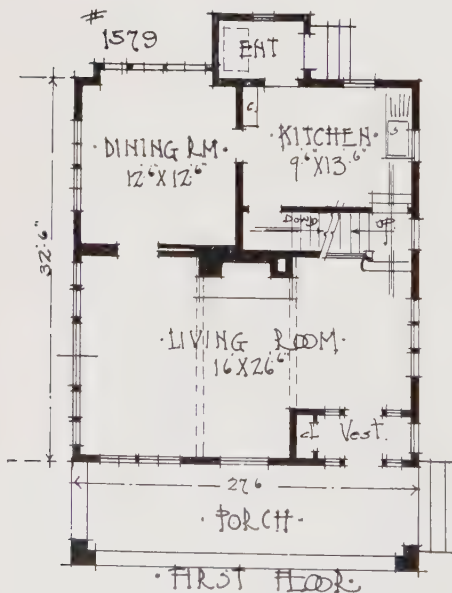
The very latest features of a modern cottage are combined in this design in combination stucco and shingles. The first story is of shingles with cement plaster, and stained panel strips in the gables and front dormers. Field stone above grade for foundation walls above grade, porch piers and balustrade. If built in the city, it might be desirable to use a rough-cut brick for porch columns in place of stone, or frame up porch work and stucco same. This latter method would be most economical.

The plan is all that could be asked for. Large living room with broad open fireplace. Heavy

ceiling beams. Combination stairs. Entry for refrigerator. Kitchen cupboards, with abundance of light from all sides; in fact the living room is a flood of light, making an extra sun parlor quite unnecessary.

The second floor has three good chambers, bath and storage.

Full basement containing laundry and hot water heat, fuel and vegetable rooms. The finish of first floor is in hardwood; kitchen and second story of pine, with hardwood floors throughout.



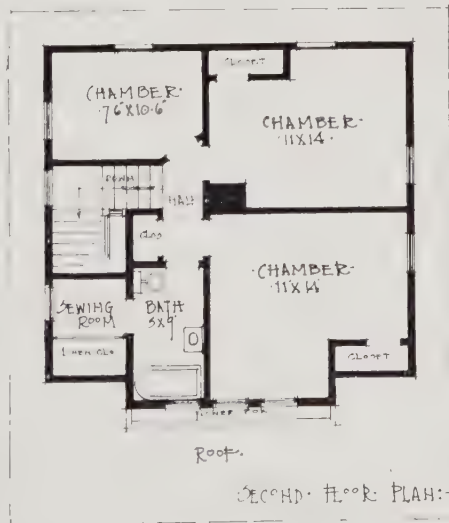
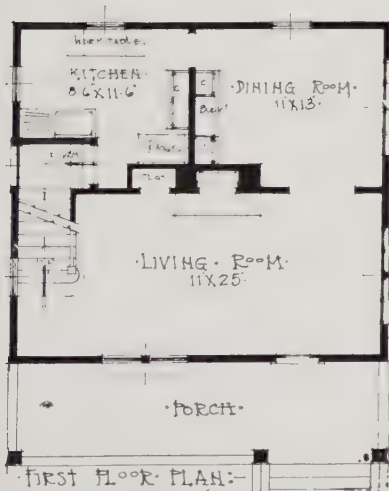


DESIGN NO. K-1610.

One of the most popular cottage plans in our collection is here shown and a house which was sold by the owner within 60 days from the time it was completed. Half a dozen offers were made for this house, which is of frame construction, with stucco finish for the first story and shingles above. The brick porch adds much to the artistic effect as a whole, the same having a cement floor. The latter is

somewhat of a luxury as it together with the steps cost some \$200, but could easily be substituted by wooden floor. Note the casement windows in the end of living and dining rooms. A Navajo brick was used for fireplace.

The interior woodwork is birch finished in Circassian walnut; birch flooring throughout. The height of the first story is 9 feet; second story 8 ft.; lowest height on second floor, 5 ft.





DESIGN NO. K-1587.

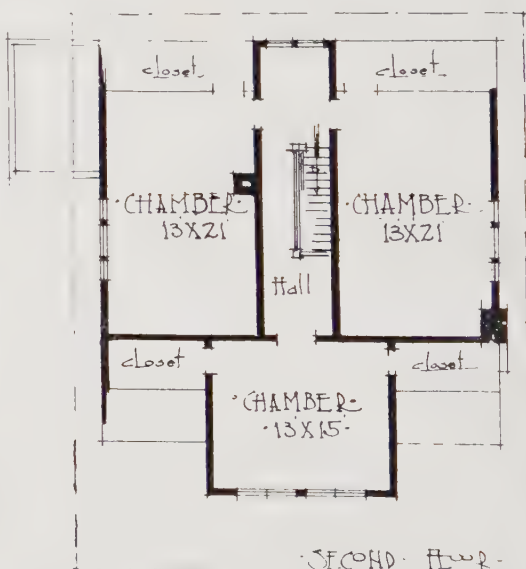
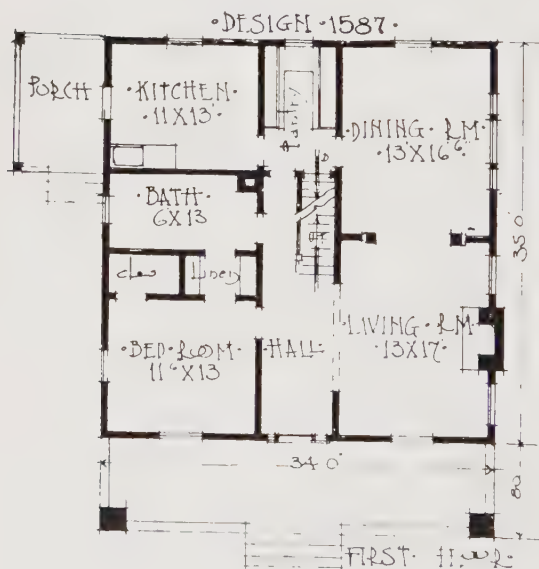
A plain, simple, clean-cut design, with rough cast cement plaster over metal lath for exterior walls. Spacious porches are provided both front and back, the front one being 8 feet deep by 34 feet wide. Properly screened this would make a delightful out door living room in summer. The living room has an open fireplace with columned opening between it and dining room.

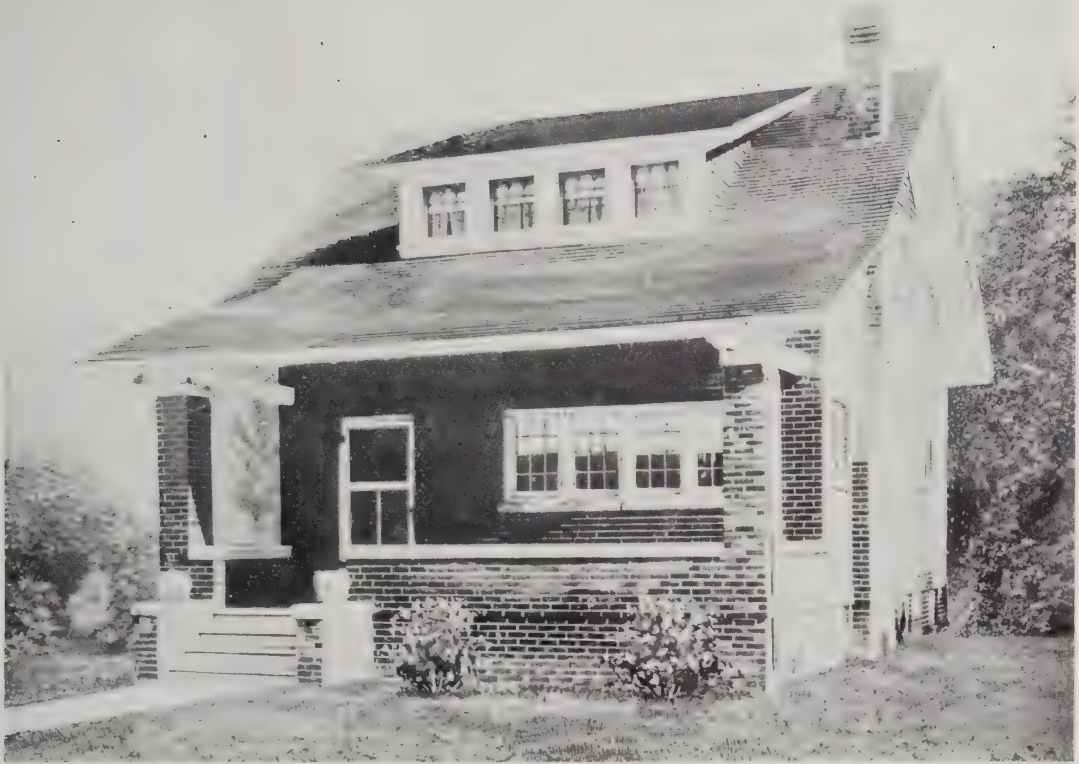
The bath is on the first floor, with a good-

sized bedroom and linen closet. On the second floor are three good chambers all well supplied with closets.

Plans call for full basement, with hot water heating plant, laundry, fuel and storage rooms.

Finish of first floor in hardwood, balance in pine, with hardwood floors thruout. Height of basement, 7 feet 6 inches; first story, 9 feet 2 inches; second story, 8 feet 1 inch, with lowest wall height of 7 feet.



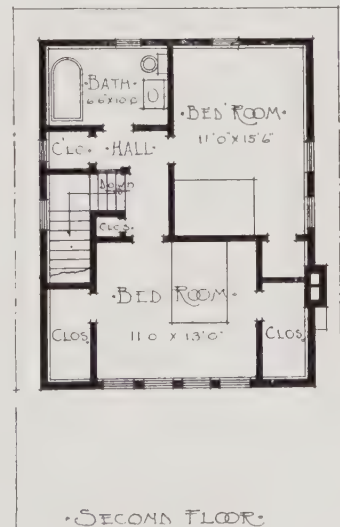
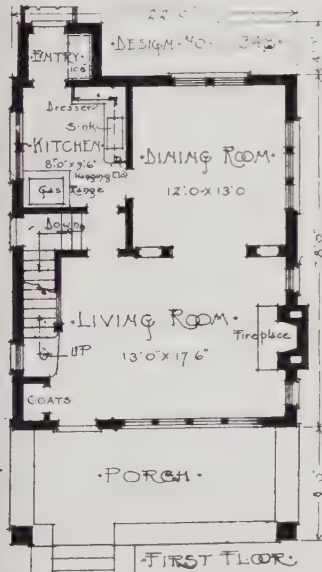


DESIGN NO. 1348.

In cities requiring semi-fireproof construction for even the smallest dwelling, the home-builder is confronted with a vexing problem of building cost, which has been most adequately met here in a cozy cottage home with solid brick walls for foundation and first story. The house is designed on extremely simple lines, yet so carefully has proportion and detail been

considered that the effect is unusually good.

Small conveniences are found throughout the place, such as coat closet, near the front door, combination main and cellar stair with grade entrance, refrigerator entry, etc. The dining room is very attractive with its wide columned opening and five well-placed windows.





DESIGN NO. 1355.

The exterior appearance of this little cottage is deceiving. One would hardly believe that there are four good chambers on the second floor, but they have been provided and all have plenty of windows and closet space.

This type of cottage is very economical to build and is attractive in appearance.

It has the lines of a bungalow but has as much room as a full two-story house.

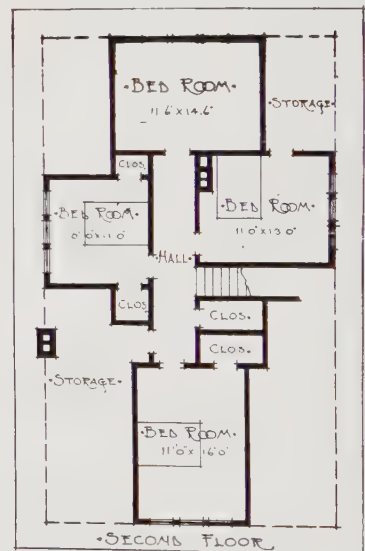
The living room extends across the entire front of the house with a fireplace at the left end and stairway at the right.

Dining room and kitchen are directly behind the living room with two chambers and bath beyond.

The dining room is well lighted by a triple bay window and is a very bright and cheerful room. Built-in buffet is an added feature.

The kitchen is connected with the main stairs and also has stairs to basement.

There is a full basement under the entire house containing provision for the usual boiler space, fuel bin, laundry, vegetable cellar, etc.





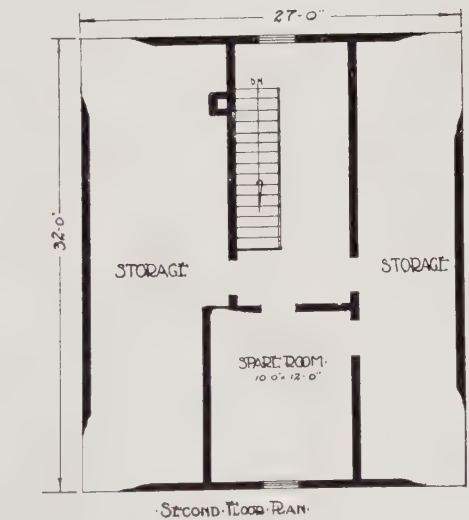
DESIGN NO. 1922.

Here is a combination of the most up-to-date features to be found in this collection of modest homes. There is the sun room at front of house to give opportunity for the enjoyment of air and sun; a breakfast alcove to give convenience and comfort for the house mother, and a sleeping porch for the outdoor sleeping enthusiast. Taken in connection with modern plumbing and heating arrangements, there is little left to be desired.

The exterior is made attractive by the use of brick, stucco and shingles. The little hooded portico entrance is on good lines, tho very inexpensive in detail. Half timber work in the gables would be good and take away the severity of the house as now shown.

It has been planned for the most economical construction, and straight lines and simple detail have been maintained thruout.

Width, 27 feet. Depth, 32 feet.



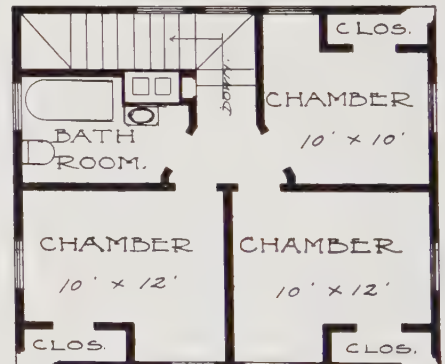
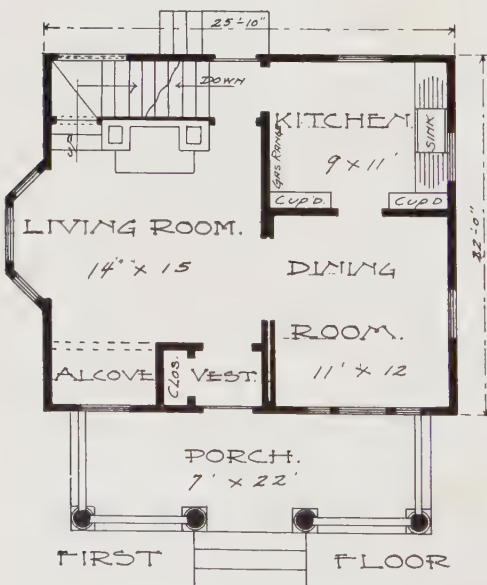
DESIGN NO. 1922.



DESIGN NO. K-1375.

This is at once a very complete, conveniently arranged, and attractive home. The exterior is of a style always popular, and it has been used in this instance in a most successful manner. The front porch is open and shows a departure in the balustrade from the usual combination of straight up and down balusters. The bay window on the side is just what is needed to break what would otherwise be a monotonous wall space and adds considerable

space to the living room inside. The living room is a large, attractive room, having many home-like features. It is entered through a vestibule, at one side of which is a coat closet. At one end of the living room is the fireplace and stairway. The kitchen has every convenience, and on the second floor are three chambers and a bath room. Size of house, 22 feet by 25 feet. Height of first floor, 9 feet 5 inches. Height of second floor, 8 feet 3 inches.



SECOND FLOOR.

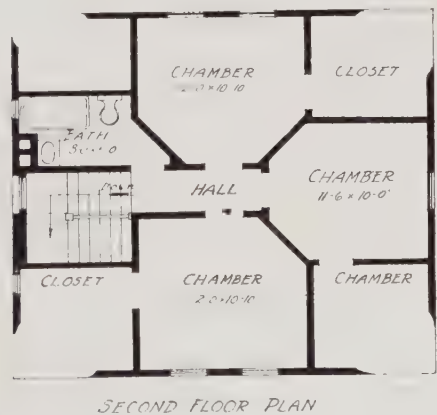
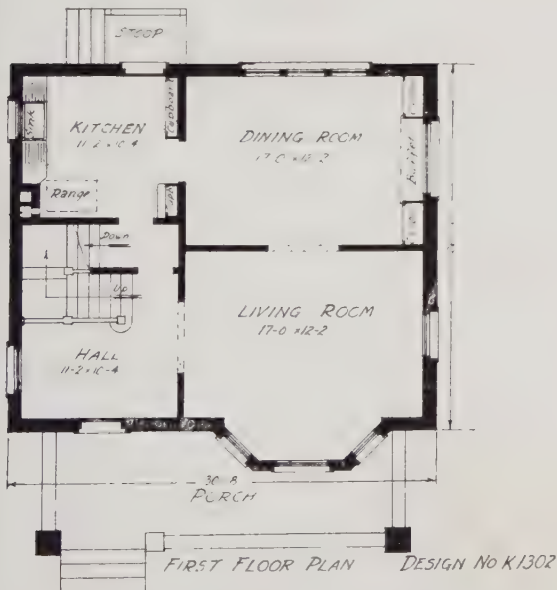


DESIGN NO. K1302.

A very substantial appearance has been given this little home by the use of a solid brick wall for the first story. Shingles are used in the gables and make an effective combination with the brickwork. Simple lines have been followed so that the house is economical of construction, but rooms of very good size have been planned. If desired, the size of the dining room could be cut down to give a break-

fast alcove and pantry, and still be large enough for the demands of the family of ordinary size. A fireplace in the living room would add materially to the comfort, tho, of course, increasing the expense a little.

Three good chambers, bathroom and ample closet space are arranged on the second floor. A full basement is intended with the usual provisions for fuel and heating plant.





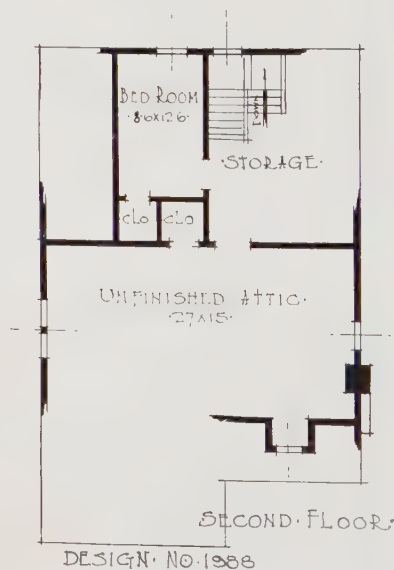
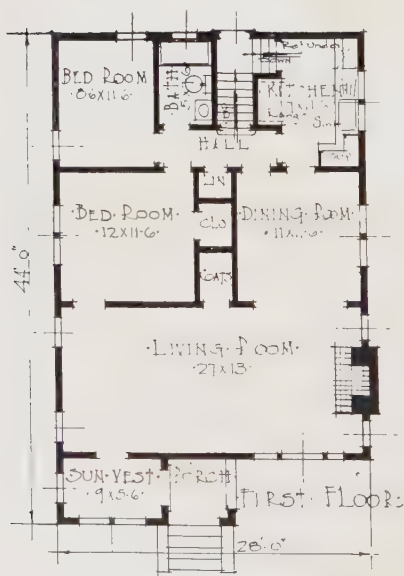
DESIGN NO. 1988.

There is a very warm feeling to this stucco cottage with its walls in the natural gray cement and a touch of red in the brick chimney. The delicate outline of the close-up shrubs against the bright walls and the bright awnings add to the attractiveness. A dark green trim and moss green stained roof would complete the picture.

The interior plan is quite compact with its

cozy little sun vestibule to shield the living room from wintry blasts when the front door is opened. There are two good bedrooms on first floor with space for two additional in attic; though one of these rooms would be more for emergency use.

Full basement reached from kitchen and also by grade entrance accommodates a hot water heating plant, the laundry and vegetable room.



DESIGN NO. 1988



DESIGN NO. 1314.

This is one of the most popular designs in our collection and consideration of the plan will quickly show the reason for its being such a favorite. The roof lines are very pleasing, altho inexpensive to construct, the timber work of porch is an effective touch and the windows are well designed and balanced.

Living and dining rooms are spacious, well lighted and made attractive by built-in features which give an air of comfort and hominess. The little stair hall gives access to bedrooms

and bath as well as to both basement and attic stairs. Another nice chamber could be arranged at front of house on second floor, if desired, lighted by the dormer already provided.

An outside cellar entrance, with bulkhead doors, is provided in a convenient location on rear of house.

The stucco finish of exterior is very rough cast to break the otherwise severe lines. A flower box under front window of living room would add to the attractiveness.





DESIGN NO. 1060.

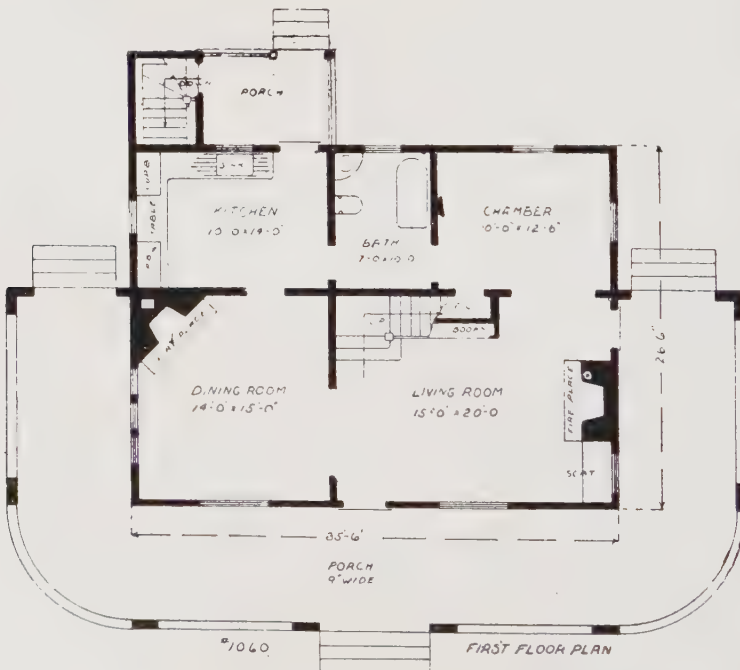
The exterior of this design is quite different from the floor plan, the porch being across the front only. The pillars which support the sloping roof are composed of stones piled one upon another, and this gives a delightful suggestion of "wildness" and "unstudied grace" to the otherwise quaint and conventional appearance of the home. The shrubbery surrounding the house adds much to its charm and homelikeness.

There is only a small basement, providing

room for laundry, as this is designed for a summer cottage to be heated with fireplace. A full basement could be planned and a heating plant installed at a moderate expense.

There is a good chamber and bath on the first floor and two chambers finished off on second floor. Interior trim may be fir or pine; floors the same.

Height of ceilings, first story 9 feet 2 inches and upper rooms 8 feet.





DESIGN NO. K-1774.

This is an exceptionally attractive cement stucco cottage with stained trim.

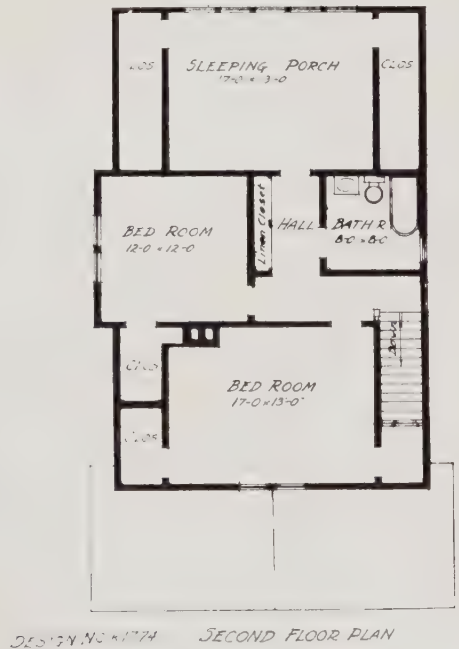
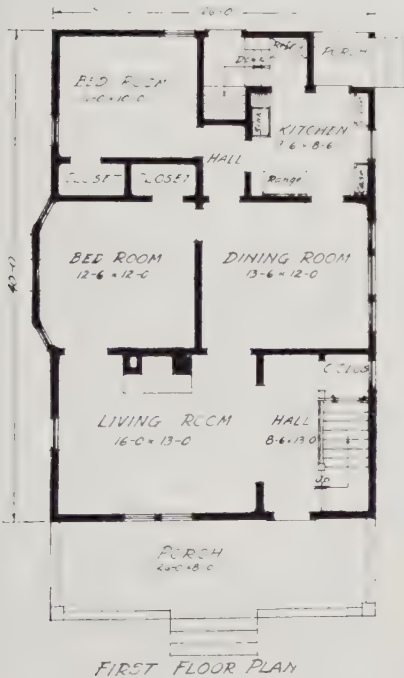
With its frame walls covered with metal lath over which has been applied cement plaster "rough cast" and the panelled work in the front and rear gables and dormer, we have a very fine little home.

With two good chambers on the first floor and two more finished off on the second floor

beside the large sleeping porch, this cottage will accommodate quite a large family. Ample closet space is provided under the roof.

The gable treatment of front porch with the long supporting beam gives an unobstructed view above the broad porch rail.

Furnace heat is specified and the inside finish in cypress, stained, making an economical house.





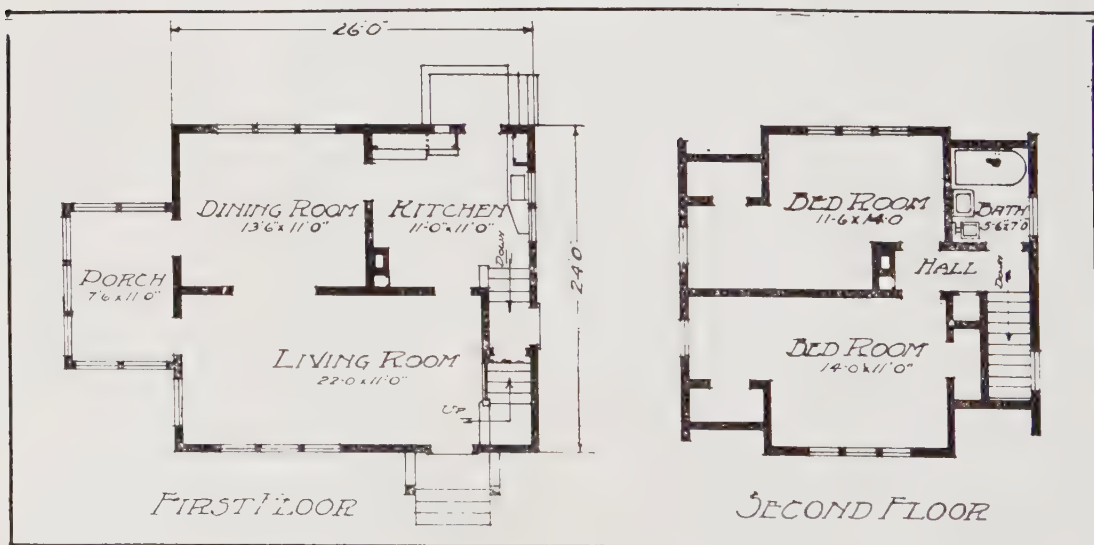
DESIGN NO. 1725

The home which is small on the outside, simple in construction, yet so planned as to fully accommodate a fair-sized family, is much in demand. This extremely attractive cottage fills these conditions entirely.

The large living-room, extending across the front of the house except for stairway space, and the dining room and kitchen, opening di-

rectly behind, comprise the first floor. The second floor has two good sized chambers and bath, all conveniently connected by a central hall.

Full basement is provided in which a hot-water heating plant is installed. Laundry equipment, vegetable cellar, fuel room, etc., make up the basement accommodations.



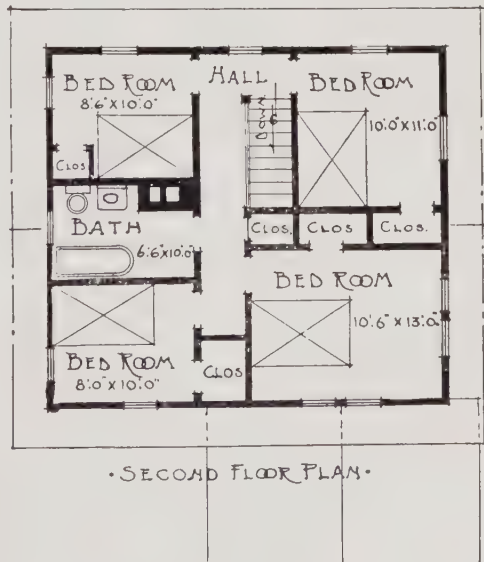
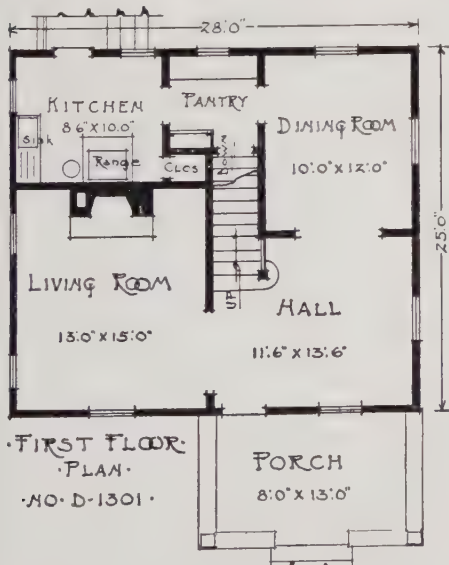


DESIGN NO. 1301

This example of a concrete and shingled two-story cottage has been selected as having many attractive and practical features such as the extremely simple roof-line and porch treatment, the compact arrangement of rooms, suggested to produce this exterior effect, and the simple window treatment.

It would indeed be difficult to design a two-story cottage home more attractive in its appearance.

The living room and hall are practically one room, and if this effect were further desired the opening could be extended back to the dining room partition. Not an inch of waste space can be discovered in this plan, and the rooms are so arranged that not a foot of waste material would be necessary in construction. A small basement is provided under this house.





DESIGN NO. 1726.

A charming little home that will accommodate a good sized family.

The exterior is stucco or metal lath with wood trim and roof of shingles.

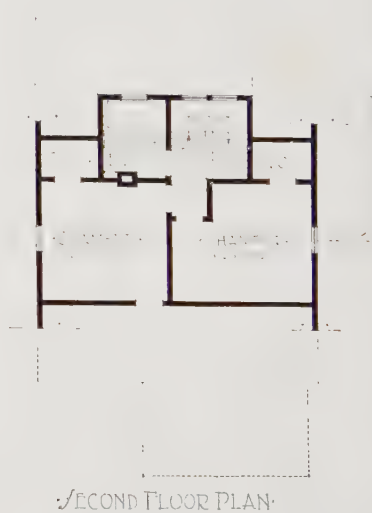
The interior arrangement is very good and laid out to make a minimum of work for the housewife.

Three generous sized chambers are provided, one on the first floor with two on the

second. All are equipped with large closets and the upstairs bedrooms are convenient to the bath room which opens off the stairs hall.

In building this home, one could leave the second floor unfinished until a later time or until the family had grown to need it.

Full basement is provided, with fuel room, vegetable cellar, laundry space, etc.





DESIGN NO. 1957.

A combination of brick, cement stucco and shingles form the exterior treatment for this cottage. The photograph was taken soon after the completion of the building and before the shrubbery and vines had had a chance to grow.

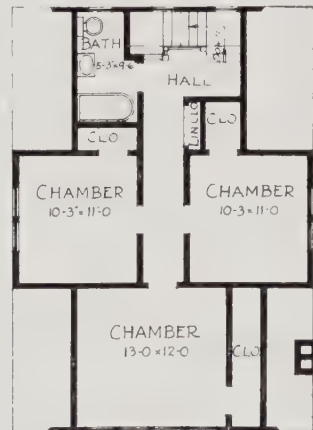
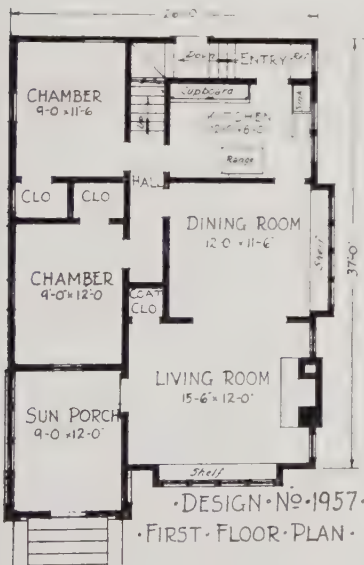
This cottage is very modern and embodies the essential features for a large family in very small space. This is the type of home necessary in these days of the "high cost of living."

None of the rooms are large but are ample

for comfortable living and they are so arranged that the housework can easily be taken care of.

Besides living room, dining room and kitchen, the first floor contains two chambers. These open off a central hall which connects with the stairs to the second floor.

The second floor has three additional chambers all well equipped with closets and a bath and linen closet.



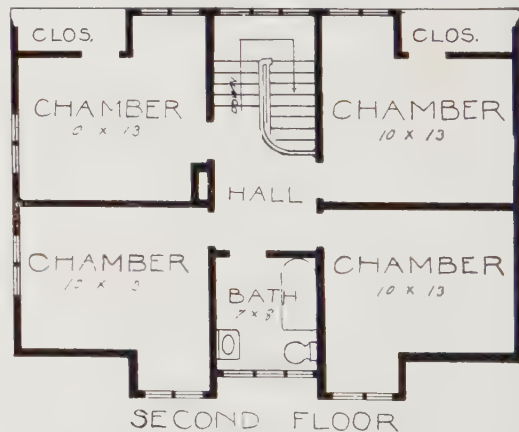
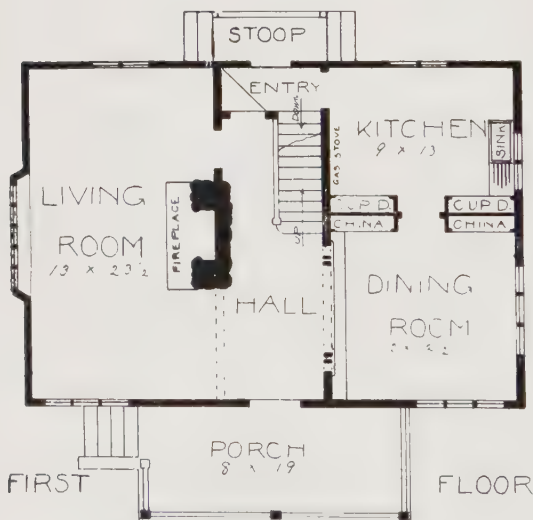


DESIGN NO. K-1339.

Here is a quaint, Southern California home built with board and batten sides, and shakes in the gables (not shingles). The reception hall is only divided from the living room by the great stone fireplace whose solid masonry walls are seen alike in both rooms. The living room is large and has windows on three sides, including a broad bay of old fashioned casement windows. The dining room is down a step from the hall. To one side of the dining room is the old time china closet with its store

of the family's most valuable table relics. This is certainly a home designed in the good old way. On the second floor are four chambers each ten by thirteen feet. Fir trim, oak floors in main rooms. No heating plant is provided, but could easily be installed. The dormers are simply designed, but attractive.

Size, 35 feet 6 inches by 24 feet 6 inches. Basement, 7 feet, 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches; with lowest height, 7 feet.



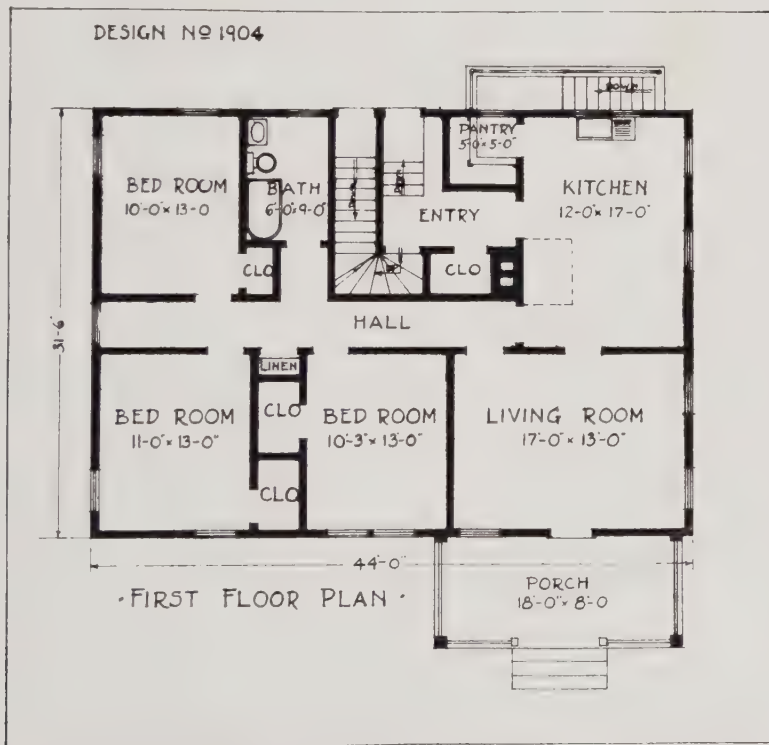


DESIGN NO. 1904.

A very complete and sizable house of simple design is here shown. This plan is especially well suited to the country, and the bedroom adjoining the living room could very readily be used as an office or library by cutting a door from the living room.

Additional chambers are easily obtainable on the second floor, as well as tank room for the home water system tank.

Unlike most ready-made places, a generous sized kitchen is provided, with storage pantry and rear entrance so arranged as to allow the outdoor help to reach the second story rooms without disturbing the family. Lavatory facilities could easily be placed in this rear entry for their use, also. Size 44 feet by 31 feet 6 inches.





DESIGN NO. 1956.

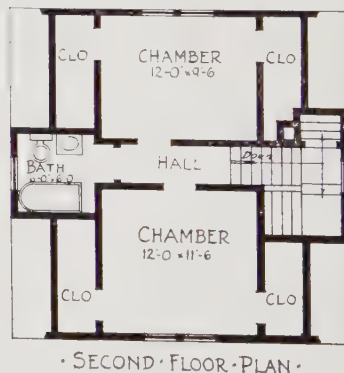
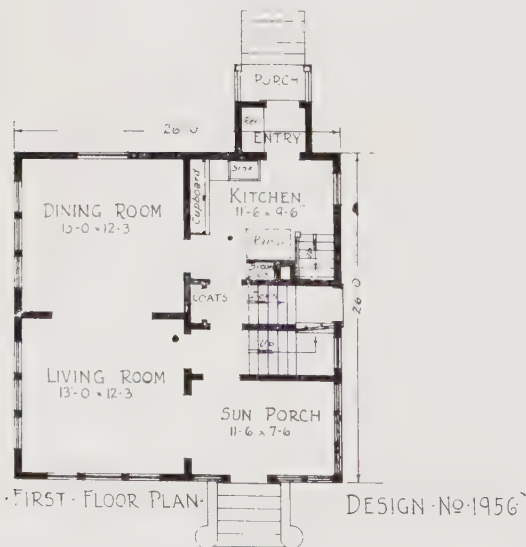
Here is the most economical type of house to build under present conditions. It is exactly square except for the projection of the rear entry and porch and is of frame construction on a foundation of cement blocks.

Siding is used on the outside wall for the first story and shingles in the gables and dormers. The dormer shown in picture is somewhat larger than the one on opposite side, which ac-

commodates the necessary head room and window for bath.

The first floor contains sun room, living room, dining room and kitchen with two chambers and bath on the second. The trim of all rooms is cypress, stained. Floors are hardwood.

Full basement under the entire house with space for boiler, fuel bins, laundry, etc.





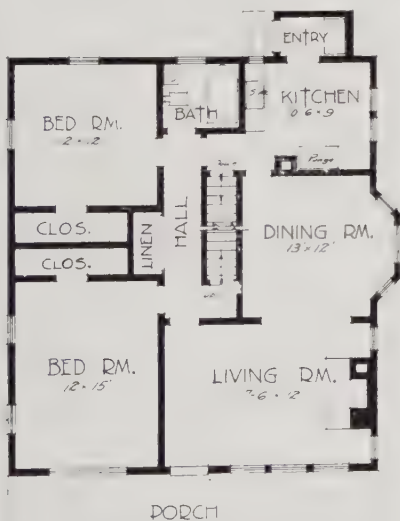
DESIGN NO. K-1433.

Above is shown an attractive suburban home planned for a large family. Two light, airy bedrooms on the first floor and three on the second, provide abundant sleeping accommodations. The living room opens directly upon the screened porch, which extends across the entire front. Directly back of the living room and connected with it by cased opening is the dining room, of good size. The large bay window on the side permits of much sunlight, making it a most pleasant room.

The kitchen while snug, is well lighted, and

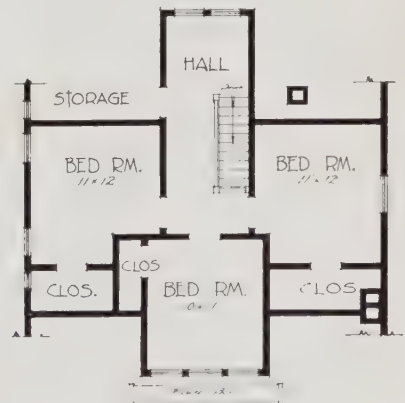
so arranged as to necessitate few "steps" in the preparation of the meals. It has a small closet next to the range, to be used for pots and kettles. On the opposite side of the room is an entry with convenient space for the refrigerator. A large linen closet opens upon the downstairs hall, and the bath conveniently is placed at the end of this hall.

On the second floor, besides the three chambers, is additional storage room. The wide front dormer gives this bedroom splendid light, and adds to the artistic effect of the exterior.



PORCH

FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 1724.

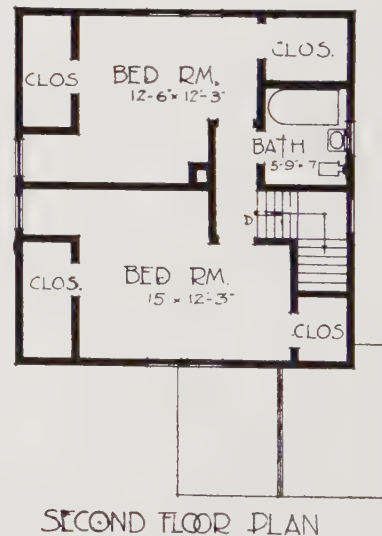
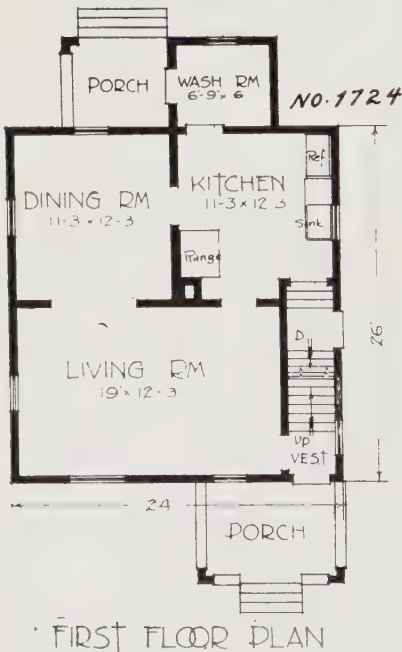
A combination stucco and shingle exterior to house a minimum plan is here shown.

The little vestibule is a particularly wise provision in a cold climate. All of the rooms are of good size, especially the bedrooms and the closet provision leaves nothing to be desired in that line. Not a foot of waste space is to

be found anywhere and the whole plan is attractive and convenient.

The grade door on cellar stair landing may also be used as the kitchen entrance, if desired, and the wash room and rear porch omitted to save either room or expense.

Size 24 by 26 feet.



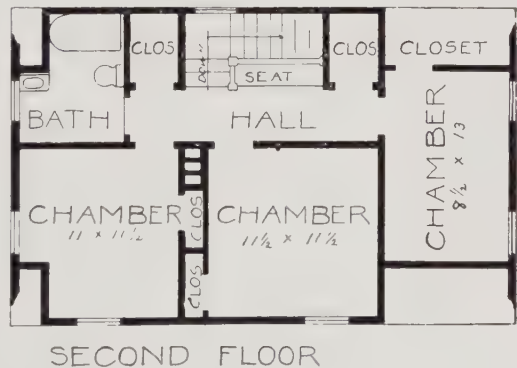
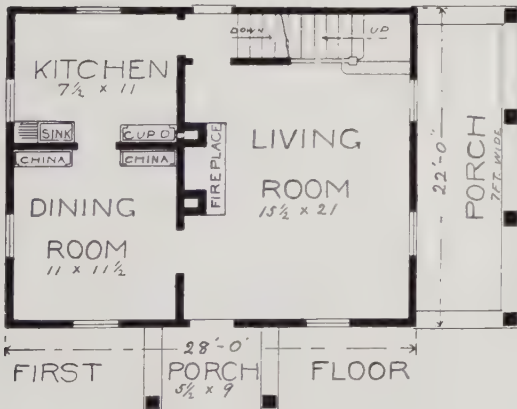


DESIGN NO. K-1309.

This house is very inexpensively designed and was built for a modest sum. The walls are of rough drop siding stained brown and the limited trim painted white. Shingled roof and chimney built of common brick to cap. The lines are especially good for so plain a house, and we recommend careful consideration of this plan to anyone who would build a six-room cottage for the least investment.

It will be noticed that the porch is on the

side, having a door near the stair to the living room. The public entrance is a chapel-like shelter which always extends a sincere welcome to visitors. Nothing could be more simple than the broad dormer on the roof, yet it serves the purpose admirably and looks well. The large living room with its broad fireplace occupies over half of the first floor. On the second floor are three good sized chambers, a bath-room and two linen closets.



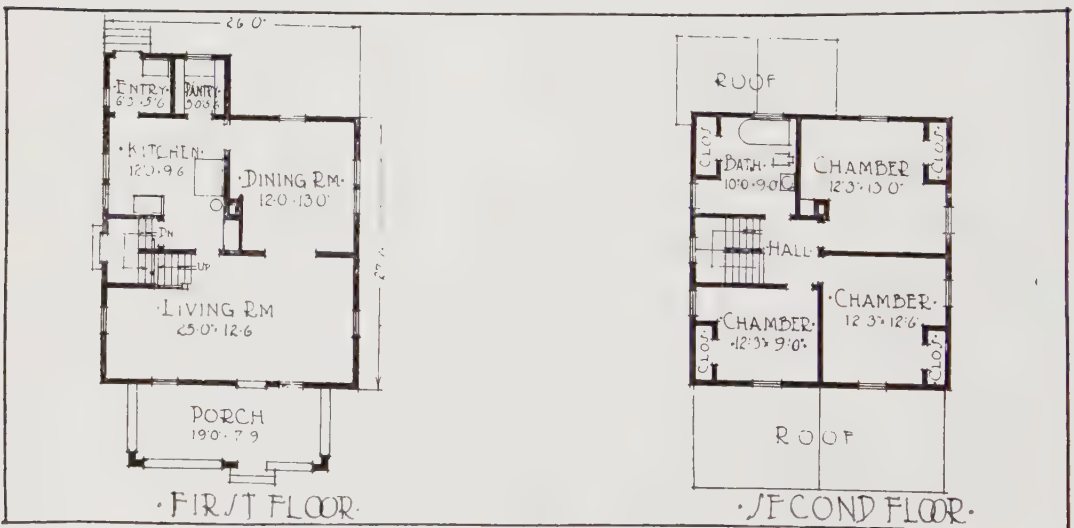


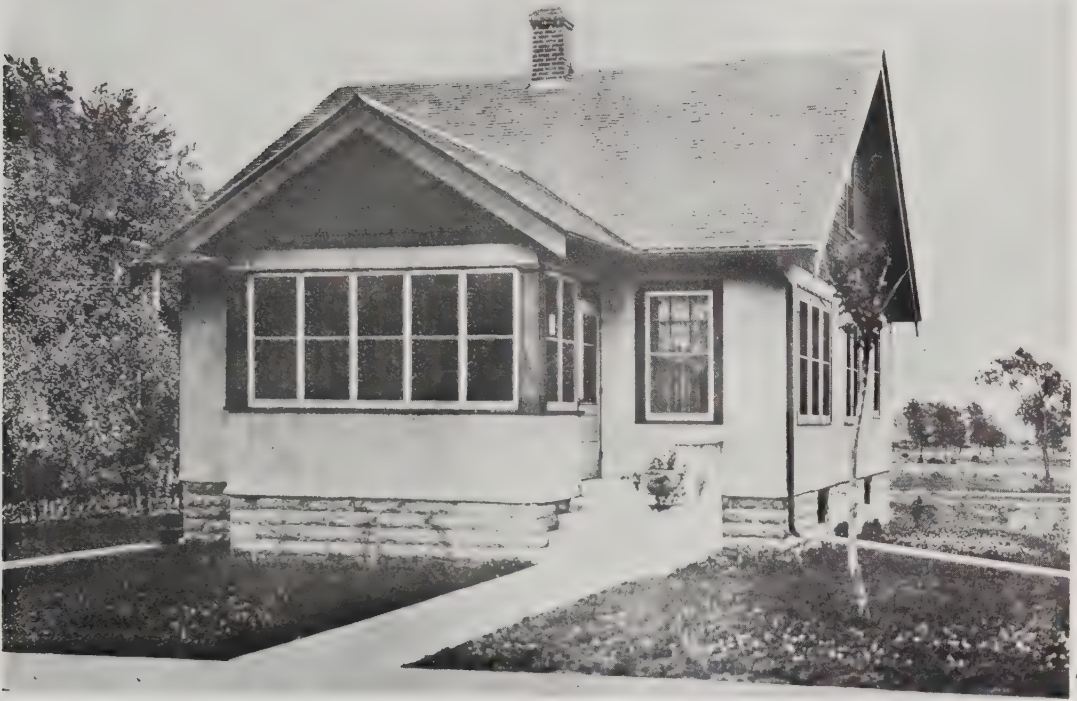
DESIGN NO. 1762.

There is a large call from people wishing to build in the country, a small two story house with three bed rooms and generous family bath. Also a plan which provides direct outside access to basement. These desirable features are provided in the plan of this home with the added screened porch. The roof is sharply gabled and slightly

broken to permit of proper wall height for second story rooms. Windows are well placed to give satisfactory light but are kept to regulation stock sizes on account of their economy.

Outside is cement stucco, but walls may be sided if preferred. Here is a good substantial two story inexpensive home for the country.





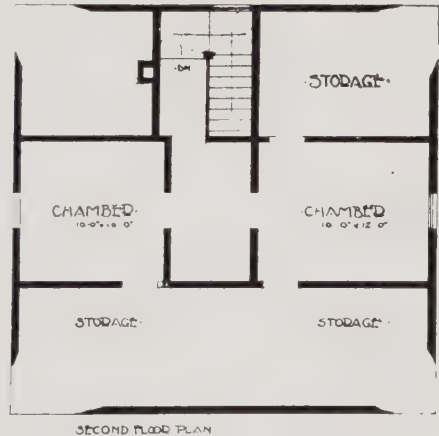
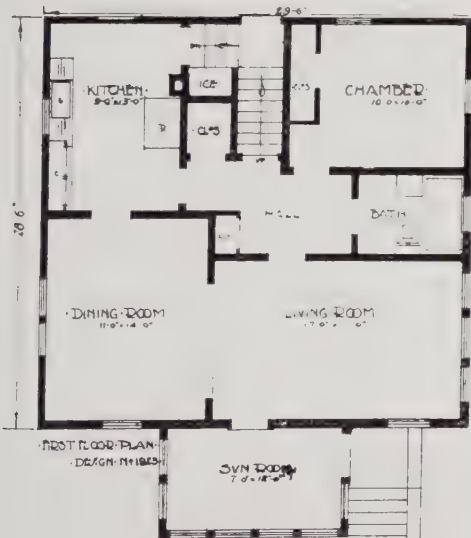
DESIGN NO. 1923.

Up-to-dateness is now a feature of the simplest home; airiness, light and sun exposure are most carefully considered. The results of a decade of instruction in sanitation are showing most markedly in the newest house planning. No house is too small to have its sun room and provision for cross air currents to relieve the oppression of summer's heat.

This plan is a splendid example of well thought-out house designing. The living and

dining rooms are of very good size, and one entire end of the living room is devoted to windows. There is no crowding anywhere; in fact, both dining room and kitchen could be cut down slightly in length to give a breakfast alcove, if it were desired. The closet provision is especially worthy of notice.

Width, 29 feet 6 inches. Depth, 28 feet, 6 inches.





DESIGN NO. K-1300.

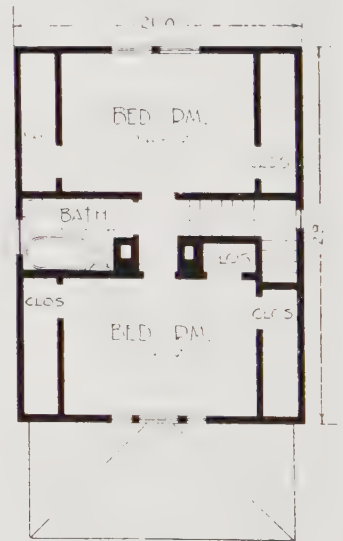
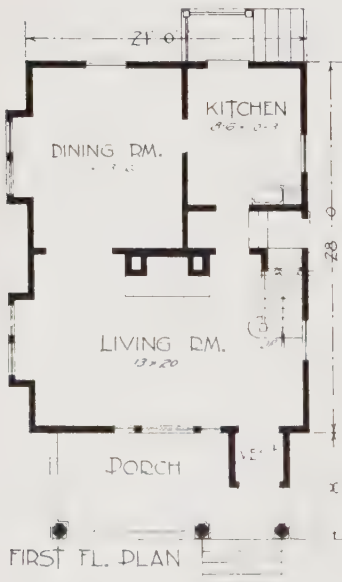
Probably for a complete cottage for two, we have no more popular design than this five-room cottage. It is so compact, being but 21x28, and of simple construction, that it costs less to build than most homes that give as much room.

Narrow siding is used with a touch of shingle in the gable points. Shingled roof with two small dormers to provide head room for

stairs on one side and upper bath room on the other.

The triple upper front window of colonial design also carried out in porch columns, gives an artistic grace to an otherwise simple, plain cottage.

Stairs lead to basement under front stairway, and a small warm air heater makes a cozy warm home in winter.





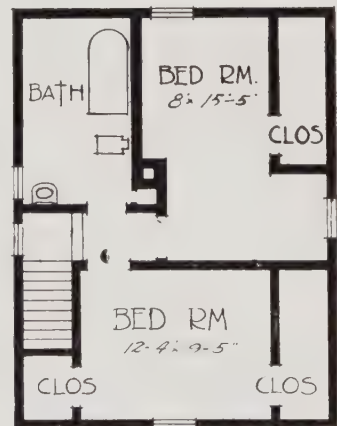
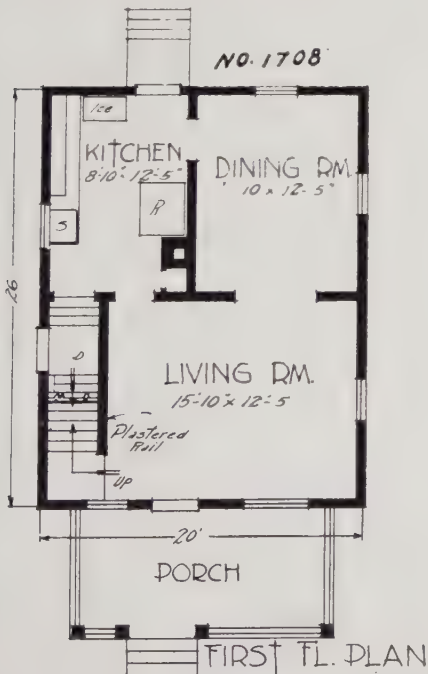
DESIGN NO. 1708.

An unpretentious frame cottage catering to the comfort and convenience of its inmates, is Design 1708. At a minimum of expense a very neat and compact little home has been evolved showing five rooms, bathroom and three good closets. A full basement is also shown to accommodate the heating plant, fuel storage space and a laundry, if desired.

The generous front porch is the one luxurious feature of the house and one certain to be enjoyed to the full by every member of the family.

Effective additions in the way of fireplace and built-in features may be readily added, as means permit.

Size 20 by 26 feet.





DESIGN NO. 1929.

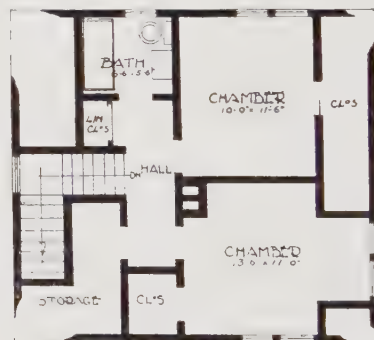
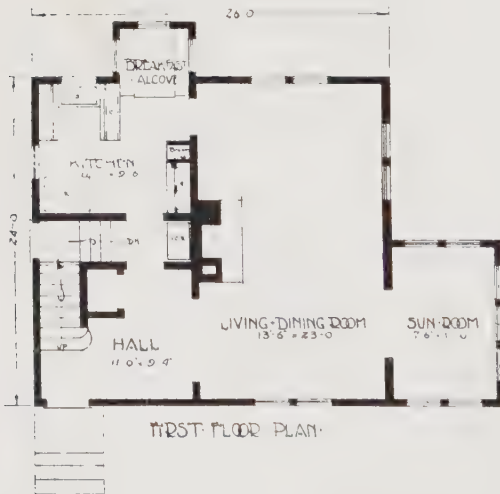
The attention of the housewife will be immediately attracted to the kitchen arrangement of this house. As will be noted, the outside entrance is combined with cellar stair and the refrigerator is placed conveniently near. Then, on one wall of kitchen is a cupboard for bulky supplies, pots and pans, and adjoining it is a broom closet. The opposite corner is given over entirely to sink and cupboards, so arranged that few steps are required to reach everything necessary in carrying on the work of either the cooking or clearing away. Doors are provided on both sides of the dish cup-

board so that it may be reached either from working space or breakfast alcove.

This little breakfast alcove is worthy of notice, too, as it has windows on three sides and projects, in this particular instance, into the rioting color of a grandmother's garden. Can you imagine a meal eaten in a more delightful location?

Two chambers and bath are provided on second floor, as well as linen closet, storage space and separate closets for each bedroom.

Width, 26 feet. Depth, 24 feet, exclusive of breakfast alcove.





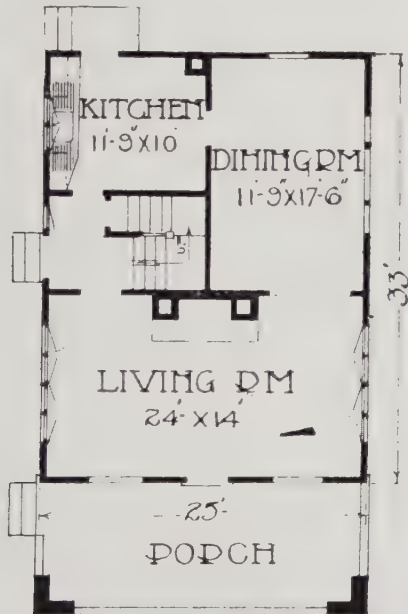
DESIGN NO. 1131

This is a very pretty cottage with its white painted trim and stained shingles. In building the cottage as it appears in the photograph the owner made a change putting in posts across the front porch instead of the single pier effect as shown on the plan. The working drawings are in accordance with the plan. On the first floor is a living room with a fireplace, a dining room, a kitchen and staircase hall. On the second floor are three chambers, a bath

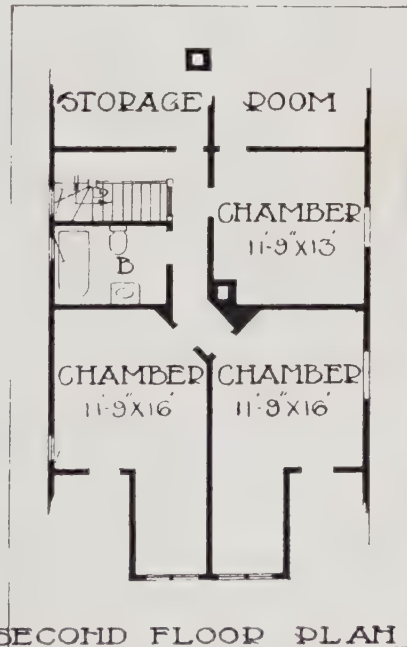
room and good storage spaces under the roof.

The finish is of fir to be stained, and the floors are of clear maple. No basement or heating plant is provided, but could be easily installed by entering the basement under the stair to second story.

The width is 25 ft.; the depth, 33 ft.; the first story, 8 ft. 6 in., and the second story from 8 ft. in the highest point to 5 ft. 5 in. at the lowest.



FIRST FLOOR PLAN 1131



SECOND FLOOR PLAN



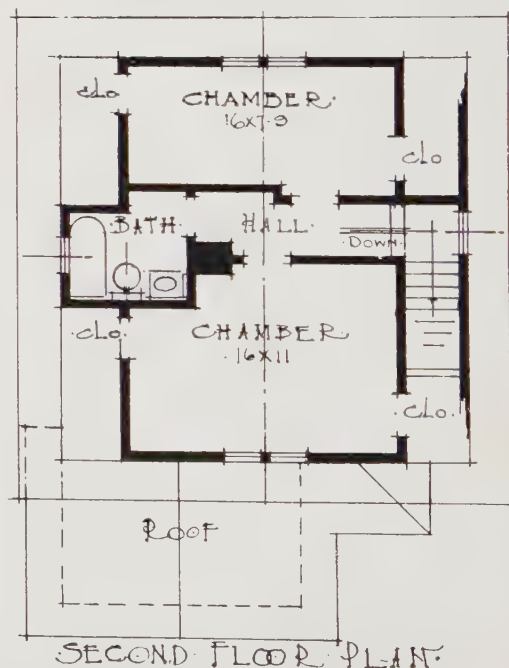
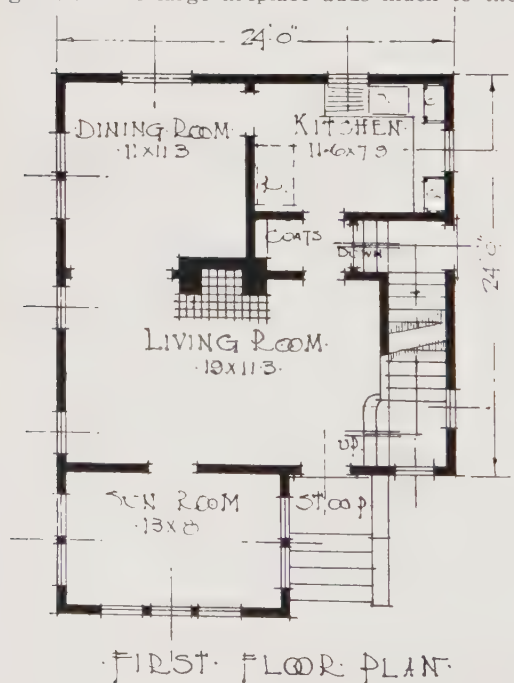
DESIGN NO. 1987.

Anyone seeking a small but unusually distinctive home will welcome this suggestion. It's an especially good style for a narrow lot, being only 24 feet in width. The exterior is of stucco to the second story. Richly stained shingles are used on the gables; the trim is white.

All the rooms on the first floor open well together. The large fireplace adds much to the

appeal of the spacious living room and the comfortable sun porch is greatly enhanced by rambling roses and gay little shrubs.

You'll like the large chambers on the second floor, the four roomy closets and spacious bathroom. A full-size basement with the usual accommodations for heating plant, laundry tubs and other conveniences. The entire plan is 24 by 24 feet, exclusive of sun porch.





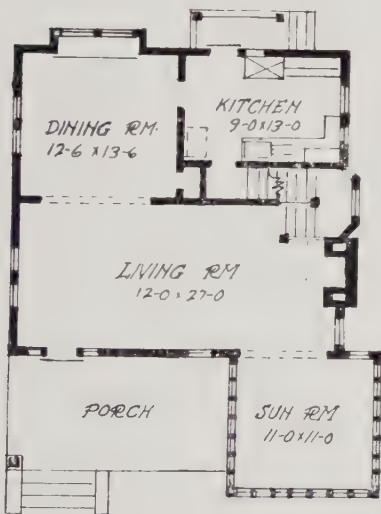
DESIGN NO. 1914

Native field stone of the common "pudding" variety has been used very effectively in foundation and porch work of this neat little home. The sun porch is the outstanding feature of attractiveness, tho the whole plan is well arranged for convenience and comfort.

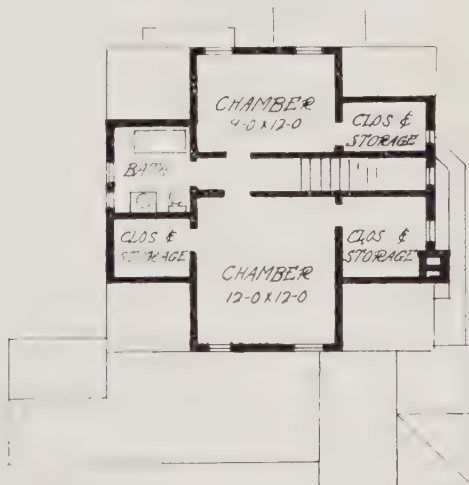
For the outdoor sleeping enthusiast, the large closet and storage space off front chamber could be utilized and left open entirely across

outer end. If more chambers are necessary, an enlargement of front dormer would allow two instead of one as now shown, and this dormer could be shed roofed instead of the gable treatment, with good effect.

But one chimney is provided, it being intended to use a flue in fireplace chimney for heater and a gas or electric range only in the kitchen.



FIRST FLOOR PLAN
No 1914



SECOND FLOOR PLAN
No 1914



DESIGN NO. K-1588.

An attractive story and a half cottage with rooms of very good size is shown in Design K-1588. It is a plan exceptionally well suited to placing crosswise on a fifty foot corner lot, as the total depth is but 23 feet 6 inches.

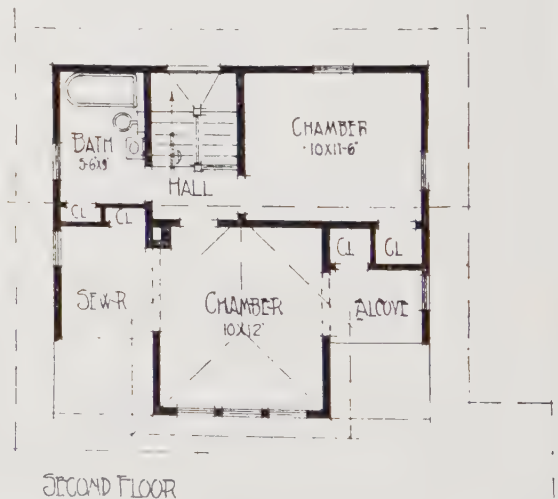
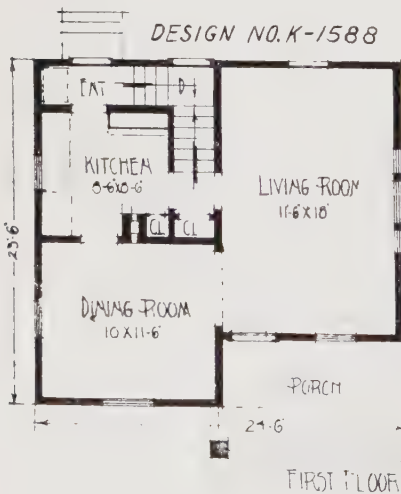
The large living room is the feature of outstanding attractiveness in the plan and could be very effectively embellished by a fireplace and built-in bookcases, if the cost is not prohibitive; then with a finish of old ivory enamel and a glistening hardwood floor, this room

would be extremely attractive and meet the demands of the most exacting.

The closet arrangement is unusually generous both upstairs and down, and the consideration of comfort and convenience everywhere manifest in the plan.

The screened porch, of splendid dimensions for a house of this size, leaves nothing to be desired in that line.

Size 24 feet 6 inches wide and 23 feet 6 inches deep.



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Abbey Building, Minneapolis, Minn.



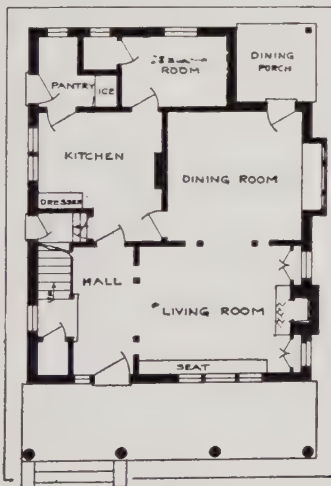
DESIGN NO. 1946.

Here is a most unusual design. The panelled gables and dormers add much to delight the eye. The working plans provide a brick wall faced with wire-cut brick, laid in wide mortar joints. Cobblestones, while lending charm to the design, are not very practicable and in most localities, cost more than brick. Of course, where they are available, the additional labor expense is justified.

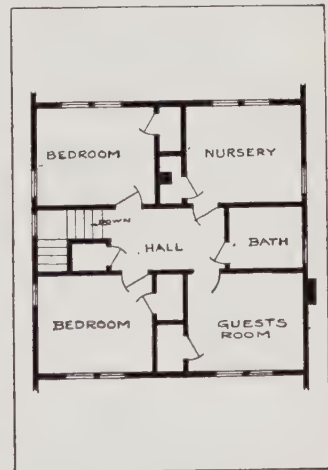
The long sweeping shed roof effect is nicely

relieved by the broad dormer extending across nearly the entire width, thereby securing full height for all rooms on the second floor. Massive columns support the front of this roof.

The interior is arranged in a most charming manner and embodies the very latest ideas, both in arrangement and architectural detail. Much is added in securing this effect by the broad columned openings from living room into hall and dining room.



FIRST FLOOR



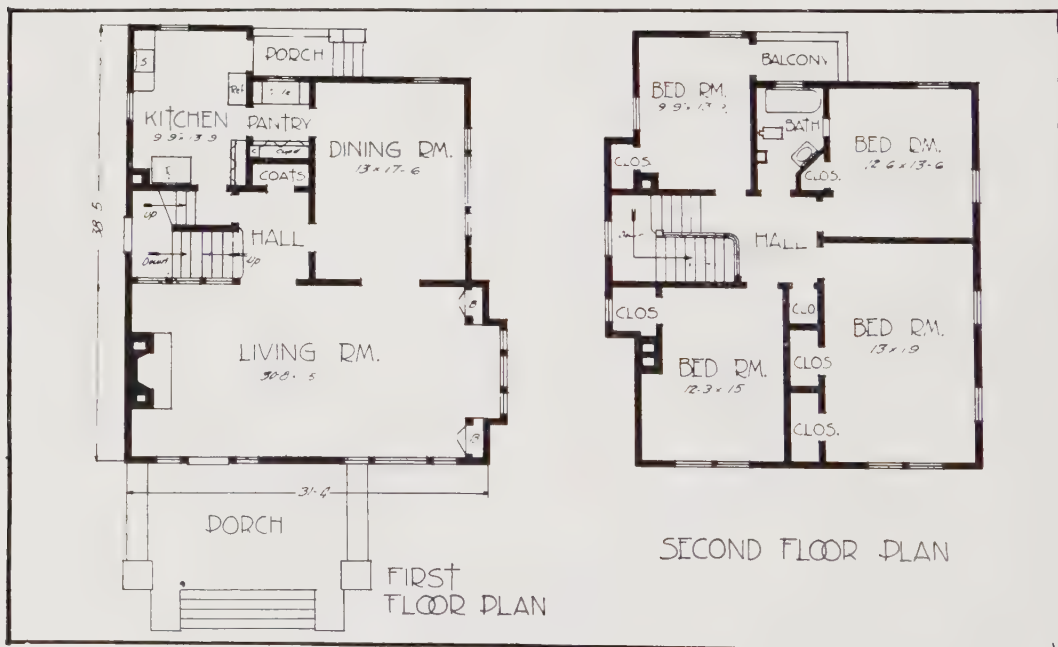
SECOND FLOOR



DESIGN NO. 1715.

A somewhat unusual but beautiful home all in stucco. The wide projecting cornice and strong roof lines give character and striking effect to an otherwise plain detail.

This home was very recently built and is proving exceedingly popular. It is not expensive to build and offers excellent arrangement of rooms.

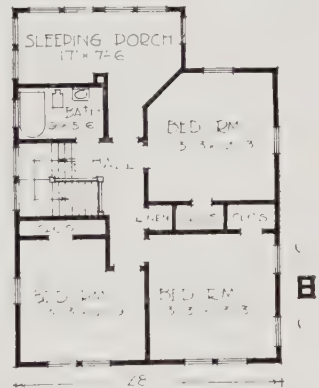
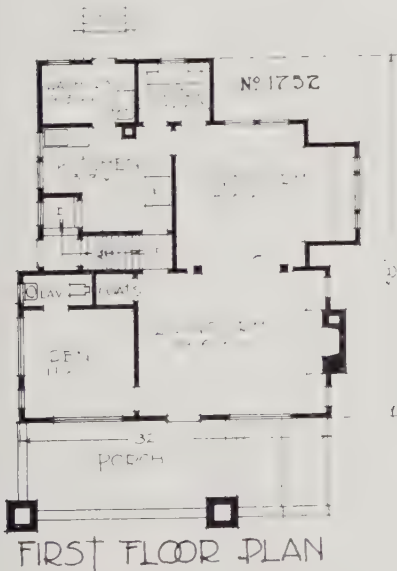




DESIGN NO. 1752

A home with an unusually snappy exterior. The materials of which are stucco over metal lath, the roof is flat like those of California, and is covered with a prepared roofing which can be had in a number of attractive colors. Clinging vines covering the pergola beams is all that is needed to make this design exceedingly attractive. A den with a toilet adjoining very suitable for a bedroom in time of sickness, is a feature which will appeal to many of our readers. The living room has an exceedingly

attractive fireplace, while a wide colonnade treatment is used between the living room and dining rooms. Almost the entire end of the dining room is bayed with a built-in window seat. The porch is the type that could easily be screened or a part glazed in for a sunroom opening off the den. There is a roomy pantry and entry providing space for a refrigerator. The basement is complete with laundry, fruit and vegetable rooms, storage and furnace rooms.





DESIGN NO. 1935

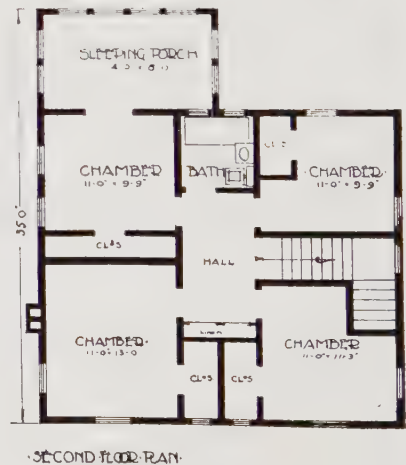
A beautifully designed house in a beautiful setting, a combination that is hard to find. One would know that the owners took a great deal of pride in its appearance.

The exterior walls are of shingles up to the second story window sills, with stucco over metal lath above. The brick work around the porch and chimney adds a nice bit of color.

One of the most attractive features of the design, from the interior, as well as the exterior, is the circular bay of five windows in front.

Every room in the house is exceptionally well lighted, there being at least two windows in every room.

The accommodations throughout the house are very complete. Among the desirable features are: large living room with fireplace; sun room opening off dining room; grade entrance and provision for refrigerator. On the second floor are four generous sized chambers, all with ample closet space, and a large sleeping porch.





DESIGN NO. 1673

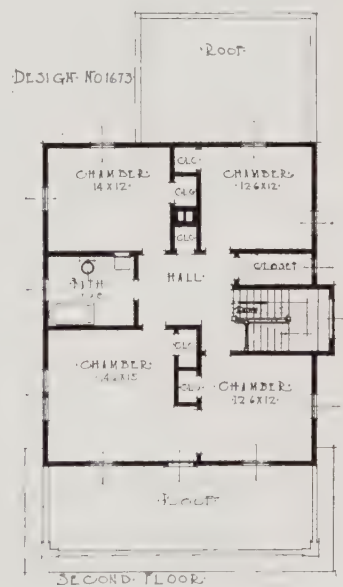
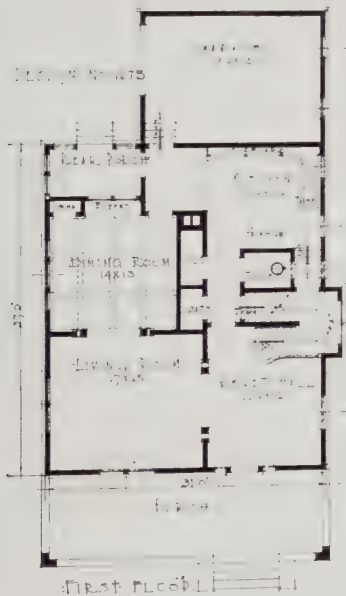
The design here illustrated is a frame house stuccoed, but with the brick up to the sills, porch piers and steps; a metal tile roof gives the appearance of being very substantial. The lines are simple, the proportions good and the ensemble makes a very attractive home.

A glance at the interior plan reveals many unusual and interesting features. The attached double garage being especially desirable and conveniently located.

The combination stairway is economical both in the saving of steps and money.

On the second floor we find four large well-lighted chambers each with ample closet space opening off a center hall. A large storage closet with a window in addition to the linen closet open off the hall.

To sum up, this is a complete, practical home for a good-sized family. If desired, a large sleeping porch could be provided for over the garage.





DESIGN NO. 1948.

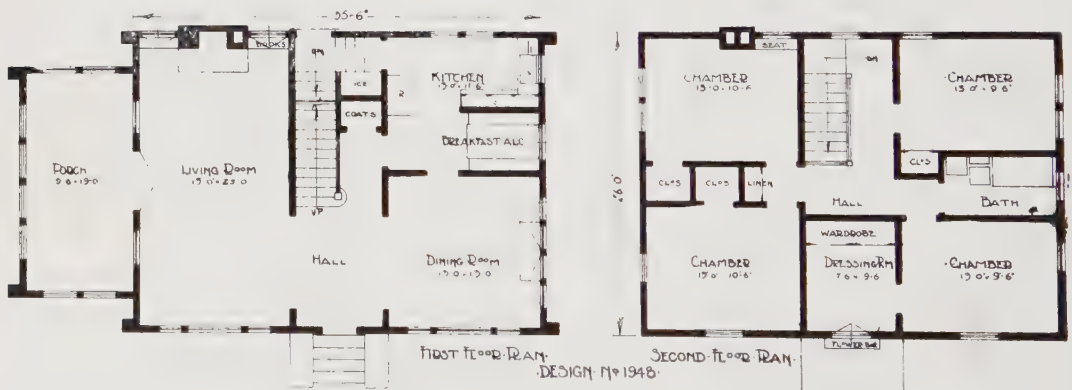
What more could one desire in appearance? The tapering buttresses, the outstanding feature of this design, give an impression of stability. The lattice work, the chains supporting the hood over the door and the tapered head casings over the windows are all out of the ordinary. While distinctive, this home is planned on very simple lines and should be an economical one to construct. Float finish ivory stucco is recommended and a red roof of either wood or composition shingles.

The interior is equally attractive with its broad center hall and stairway, its large living room running from end to end and the extra large sun-porch on the south. The second floor

is divided into four good chambers and a large dressing room, which, if desired, could be readily converted into a second bathroom with shower.

Full basement with hot water heating plant, laundry, drying room, vegetable room, etc. Height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; and second story, 8 feet 3 inches.

The breakfast alcove could be omitted if a larger kitchen was desired. This type of home finds a ready sale when placed on the market. The grade door is used as the rear entrance to kitchen thus saving considerable extra expense.





DESIGN NO. K1758.

This home is built on broad, low lines; it has a wide projecting cornice, the soffit or under part of which is plastered with cement. The roof is of very simple hip construction with red Spanish tile and with a heavy tile ridge roll. Just beneath the second story window sills runs a belt course, relieving nicely any tendency toward monotony in the plain cement wall.

The central hall feature, always so popular where there is sufficient room to use it, leads us at the left into an ideal living room, with fireplace occupying the center of the end of this room. A pair of French windows open onto the sun-porch, while a single glass door opens into a small den just back of the sun-room.

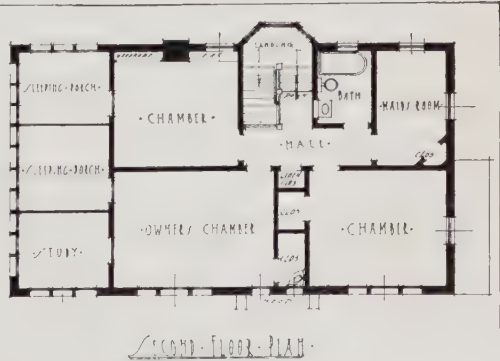
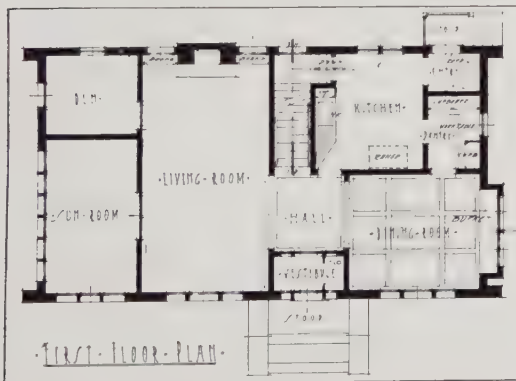
Crossing over to the other side of the hall we enter a beautiful dining room with beam ceiling. One is impressed with the simple details of this room, the quiet, unobtrusive de-

sign of the buffet, the pleasing wainscoting in oak finish.

Kitchen has a white tile wainscot, the wood-work is enameled and the ceiling tinted.

There are two sleeping porches, or rather one long porch, divided for privacy into two rooms, each opening off separate chambers.

The finish of the living room, dining room and hall is white quarter-sawed oak, to be treated in a soft tone of light fumed finish left in the dull or waxed surface. The floors are also of quarter-sawed white oak. The floor of the kitchen and pantry, carried out into the entry, is laid in yellow pine. In the bathroom and vestibule floors are of tile, otherwise throughout the second floor beechwood is used, the standing finish being white pine, enameled, with birch doors stained mahogany. Fir lumber is used for the floors of the sleeping porches, which being enclosed, are finished with plastered walls and ceilings.





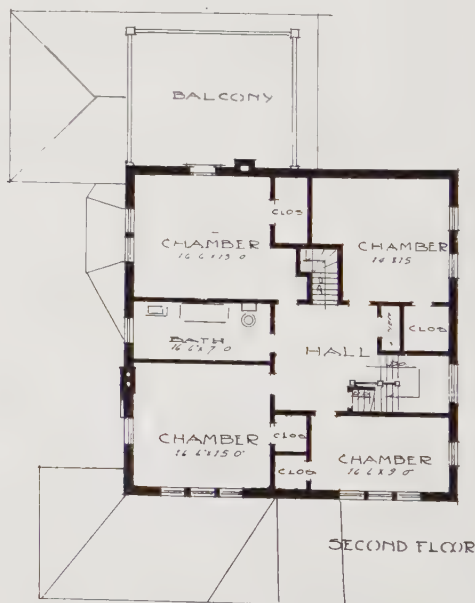
DESIGN NO. K1592.

In this design we have a brick residence with large porch and porte-cochere. The brickwork is carried up making a solid wall enclosure from porch to rail. The house is treated simply with low hipped roof and broad dormer.

The hall is centered with living room and dining room to the left. Plan provides bath off of owner's bedroom on the ground floor. The kitchen is a one-story ell, built off of the rear, with balcony made accessible from second-story chambers. Same is treated with rail and flat deck, providing a convenient place

to hang bedding, clothes, etc. There is also a large bathroom on second floor to serve the four chambers.

This is a thoroughly modern and well-designed home in all its appointments. Hardwood finish, either oak or birch, throughout the first floor and hardwood floors throughout both first and second stories, with pine finish above. Full basement, with hot water heat. First story height, 9 ft. 5 in.; second story, 8 ft. 3 in. Full basement, 7 ft. 6 in. in the clear.





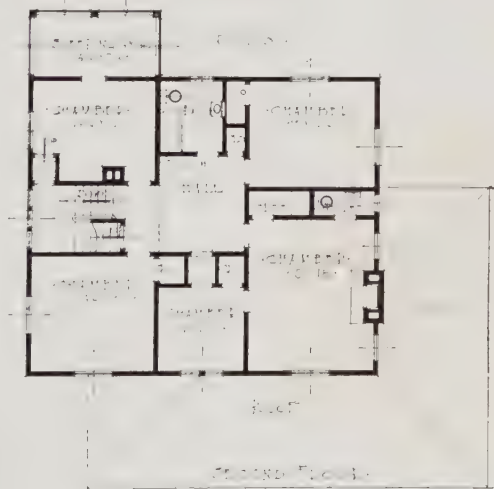
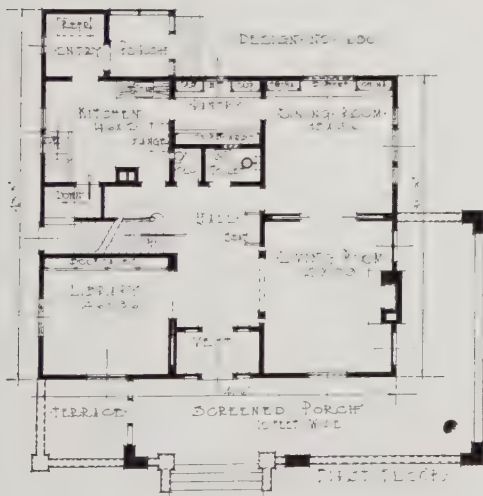
DESIGN NO. 1690

A good sized floor plan containing many desirable features, the exterior constructed on broad, low, simple lines. The large screened porch gives ample room for large family gatherings on hot summer evenings. From the vestibule one enters a good sized reception hall in the rear of which is a coat closet and toilet. At the left, and closed off from the hall by a sliding door, is a library with built-in bookcases. The dining and living rooms are separated by sliding doors. A rear porch entry for refrigerator is provided, also a large pass pantry.

On the second floor are five large chambers

and bath opening off a center hall. In addition a fair sized sleeping porch is located over the rear porch and entry accessible from the rear chamber through a French door. The main chamber in addition to having a fireplace has a separate toilet.

The basement in addition to the regular furnace room, laundry, etc., contains a billiard room with fire place; as well as an extra toilet. The plans call for siding first floor, shingles above with shingles on the roof stained. However, if one desired stucco could be applied over lath with very pleasing effect.





DESIGN NO. K1408.

A design for an all-cement exterior; a residence with the "home" atmosphere about it.

The outside cement work is "rough cast" finish, with trimmings of undressed timber, which add character and give the desired relief to the cement work. The frame studding was sheathed with 6-inch dimension covered with tar felt, then furred and lathed with one-inch strips carried over the foundation to the ground. Two coats of cement mortar were applied over the metal lathing followed by the finish or rough cast thrown upon the wet mortar. The composition of the finishing coat was fine crushed stone mixed with cement.

The interior arrangement is planned for comfort and convenience. One end of the living room, with its long, comfortable seats, secures really an inglenook and is most inviting. The interior finish is hardwood with hardwood floors for first story. There are three rooms finished off on the third floor, with additional store rooms, also a small lavatory on the third floor. Basement under the entire house, with laundry, vegetable cellar, furnace room, fuel bins, etc.; hot air heating.

Width, 41 feet 8 inches; depth, 36 feet 6 inches, not including porches; the first story height, 9 feet 6 inches.





DESIGN NO. 1382.

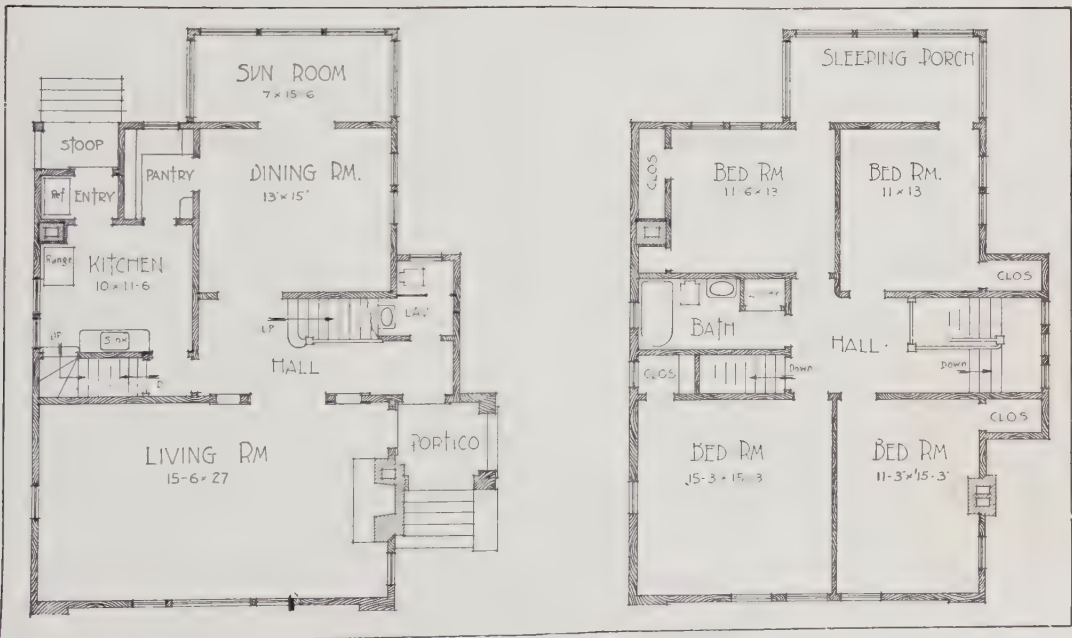
Simplicity is the keynote of this house. The use of cement and stucco has had a strong influence on the design of American homes and this is responsible in a large measure for the greater simplicity of treatment, as it leads to economy and beauty.

In this plan the enclosed portico gives entrance to the hall or direct entrance to the living room, as desired. The fireplace is the

chief feature of the living room, a large attractive room 15 by 27 feet in size.

Between the dining room and kitchen is a roomy pantry with a wide work-shelf with bins and drawers underneath.

On the second floor are four large bedrooms. A sleeping porch opens from both of the rear bedrooms, and a complete bathroom containing a linen closet, completes the equipment.





DESIGN NO. 2003

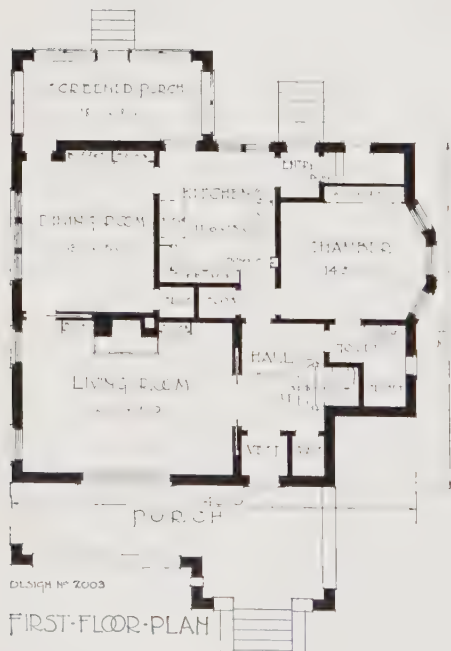
This home was planned for a lumberman and was built in Nebraska. With some slight changes in detail, the home was built in accordance with the plans drawn.

The wall construction is tile with brick face, the brick being dark colored, rough cut. Above the second floor the construction is frame plastered with cement stucco in the gables. The roof is shingled with asbestos slate. Porch is cement with cement steps.

The interior was planned for the needs of an active businessman's home of the western country and it will bear very close study. Many conveniences are worked into the plan, atten-

tion being called to the bedroom just back of the hall, with toilet facilities; this makes a nice arrangement where possibly older people are living in this house and require a first floor room. There is a large screened porch at the back and the balcony over this porch is reached from the rear floor chamber. An unusually large bath is provided on the second floor; this room is 8x11. Over the first floor bedroom is a large sleeping porch, reached from the center hall.

The interior trim is all in hardwood, with hardwood floors. A spacious laundry is provided in basement; heating plant is hot water.



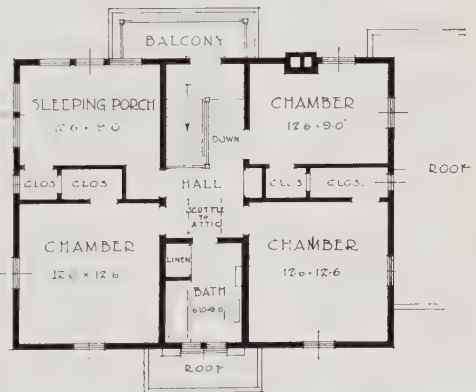
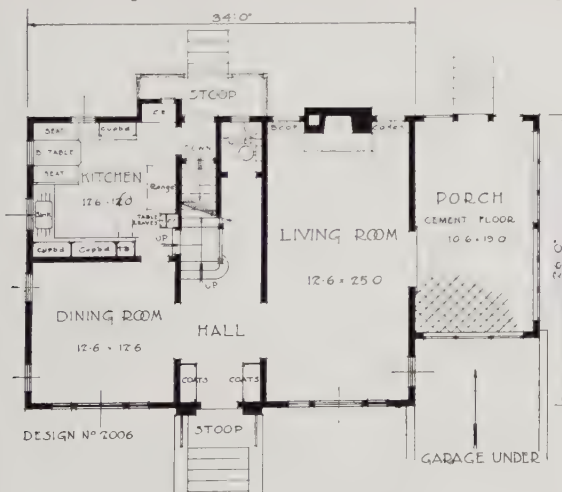


DESIGN NO. 2006

The automobile sometimes is cause for planning the home so as to give garage service in connection with the house and directly to the street. Such an arrangement is illustrated in this home, which is a frame constructed house with cement stucco exterior, and is designed for the practical square type of house—in fact, the owner of this home is a very practical businessman and his house is planned with extreme care as to practical features. The building site is considerably elevated, as will be seen from the picture. This permits the necessary ceiling height of garage without lowering the grade of the driveway into same from street level. This

house is planned without attic, but there is a large basement and some storage capacity at the back of the garage. The roof is shingled, face brick is used on the one exposed chimney, which serves for both the fireplace at end of living room and the hot water heating plant.

There are but three chambers, but an unusually large sleeping porch is provided, and a large bath between the two front rooms completely equipped, including shower. Quite a similarity will be noticed between this drawing and the home pictured further on which is design 2007. Both of these houses have been planned for the same owner.





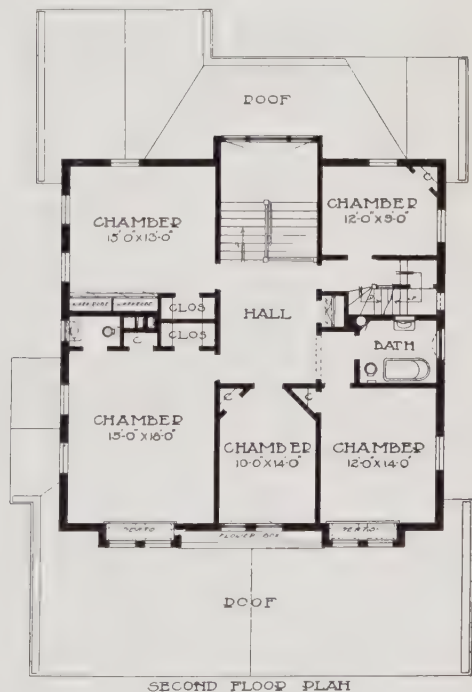
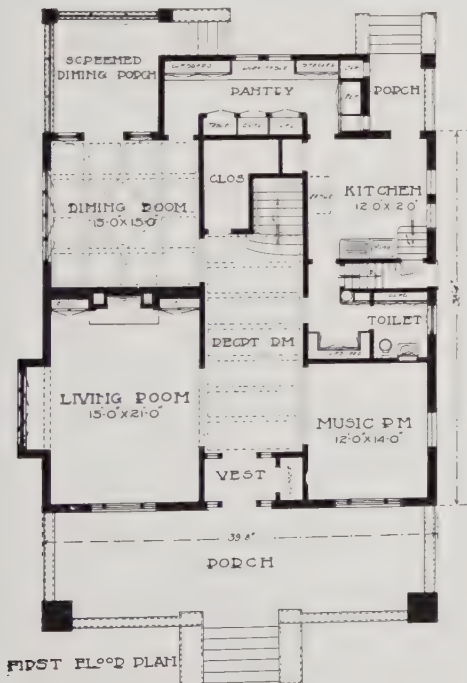
DESIGN NO. 1240.

What a splendid type of the modern cement stucco house this design is. This form of construction is the most popular of all at the present time, used as it is in all parts of the country. Stucco can be applied in a very satisfactory manner upon stucco base which comes in sheets and is quickly fastened either to studding or sheathing by nailing.

The floor plan is a gem, with its symmetrical rooms and pleasing details of finish. The hall

and dining room have beamed ceilings. A feature that will prove very useful in summer is the screened porch opening from the dining room.

The kitchen and pantry accommodations are very complete and the back stair extends from basement to attic. The five chambers and bath are white enamel with birch floors. The attic is of ample size to accommodate a billiard room or additional chambers.





DESIGN NO. K1784.

In this design we have another plan of the central hall type on a much smaller scale, with entrance in the center under the bracketed hood. The exterior, while very simple, is most attractive, with walls of hollow tile faced with brick, and rough cast cement plaster in the gables with half timber work. The roof is shingled.

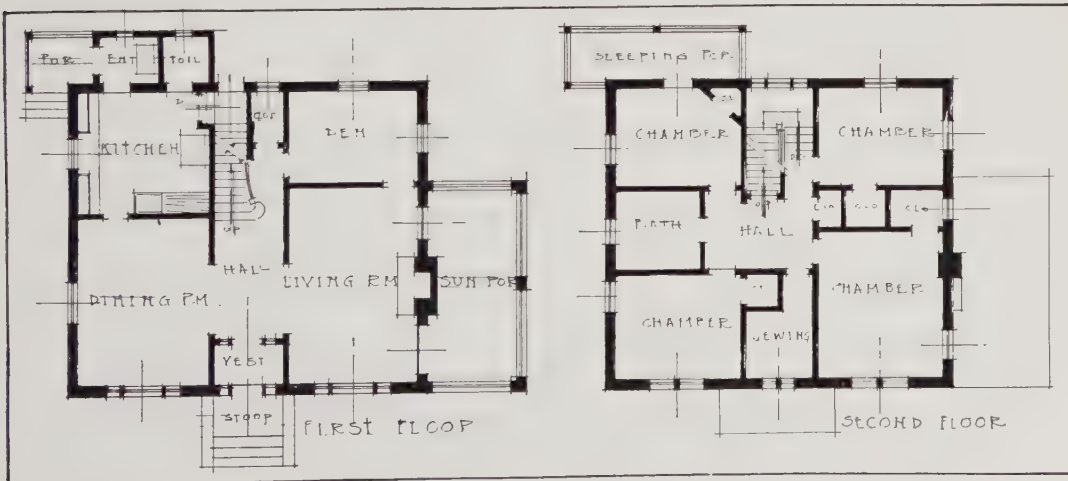
The rooms are small and well arranged, there being little or no waste room caused by long halls. Besides the living room with brick fireplace, space has been taken off the right side to provide a small "den." The sun-porch is fitted with casement sash, hinged to open in.

On the second floor are four well-arranged chambers, each with ample closet space, and

a good sized bath and small sewing room. A stairway leads to a good attic and a sleeping porch has been provided over rear porch and entry.

It is intended to finish the first floor in white quarter-sawn oak, fumed, with den and sun-porch in fir, stained. Second story in white enamel with white oak floors. On the first floor pine is used in kitchen, over which linoleum is to be laid, and maple or birch flooring for second floor, with tile floor and wainscot for bath.

Full basement is provided, with hot water heat. Laundry, fruit and vegetable rooms have been partitioned off in basement. Concrete foundation to be used, with brick steps and sills.





DESIGN NO. 1962.

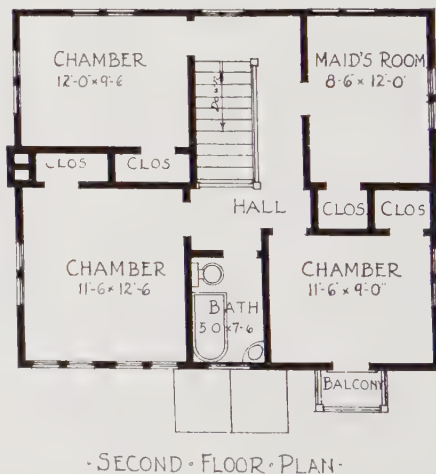
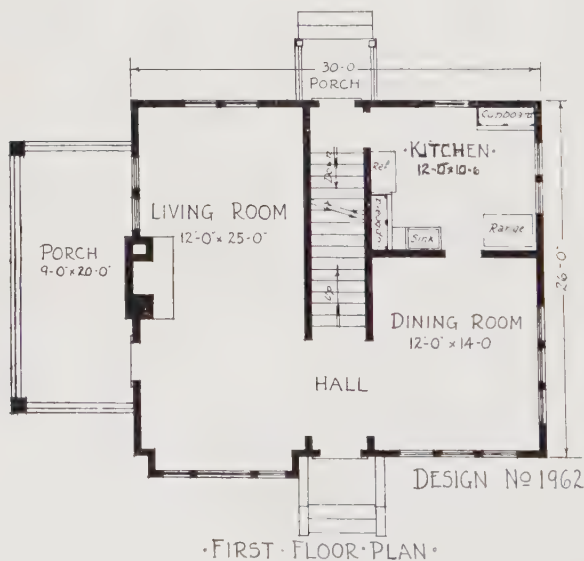
This design is a type that is proving to be very popular because of its practicability. The construction is of frame with siding on the side walls and shingles on the roof.

Entrance is into a central hall containing the stairway to the second floor. On the left is the large living room, extending the full depth of the house, and on the right is the din-

ing room and kitchen. Off the living room is a large side porch for summer use.

The second floor contains four chambers and a bath, all well connected by a hall. Each chamber has a closet.

There is a full basement reached by stairs directly under the main stairs and starting from the back entry.





DESIGN NO. 1921.

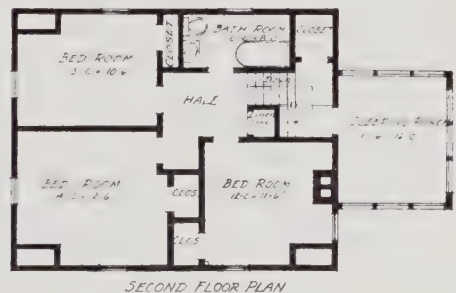
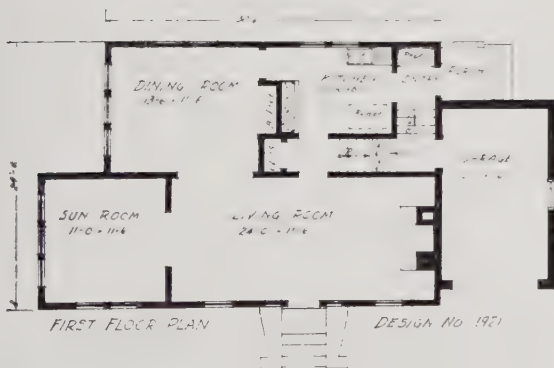
The incorporation of the garage into the house has many advantages, not only saving space on the lot, but allowing heat and light to be connected direct and being most convenient for the man who runs his own car. A sleeping porch has been arranged over the garage, a frequent and most admirable arrangement.

Old fashioned blinds are a pleasing adjunct to this quaint design. The pergola roofing of sleeping porch, too, is a good feature. It would

be hard indeed to find a plan more ideal than this. It shows the popular long living room, with open fireplace at one end and sun room at the other, and dining room and kitchen arrangements in every way adequate to the demands of a house of this size.

Particular notice should be taken of the compactness of the second floor arrangement and of the closet provision. Access to the sleeping porch is from the stair landing.

Width, 30 feet. Depth, 24 feet 6 inches.





DESIGN NO. K1609.

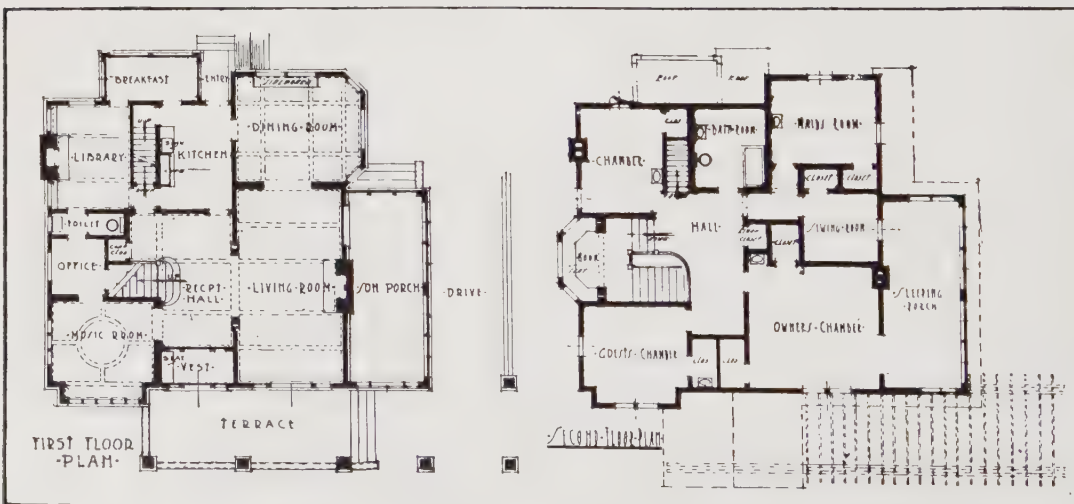
There are innumerable types of the suburban residence and for your consideration we give you a very attractive English house. In this design we have a combination of brick and cement with half timbers in the gables, and this with the thatched roof, gives an interesting study. The Broadway of the house calls for a front of 57 feet, including the portecochere.

The front entrance is on the broad side, opening onto a terrace, one end of which is covered by an attractive English gable. The plan of the center hall type has an attractive stairway to the second floor, at the left. To the right is a columned opening separating

the hall and living room. Directly opposite is a massive brick fireplace, the brickwork of which has been carried up to the ceiling.

These rooms all have beam ceilings; the dining room has paneled wainscot and plate rail. The floors throughout these rooms are of white quarter-sawed oak. The finish in the hall and living room is birch, stained mahogany, while the finish in the dining room, music room and library is of white quarter-sawed oak, fumed. The kitchen is small—of the kitchenette type.

No attic; the large basement provides ample storage space and has large laundry, fruit and vegetable room, drying room and boiler room.





DESIGN NO. 1400.

We have quite an original treatment here with the two gable dormers nicely balanced and simple in treatment. This is a house which is considerably larger in room accommodation than would seem apparent from the view of exterior.

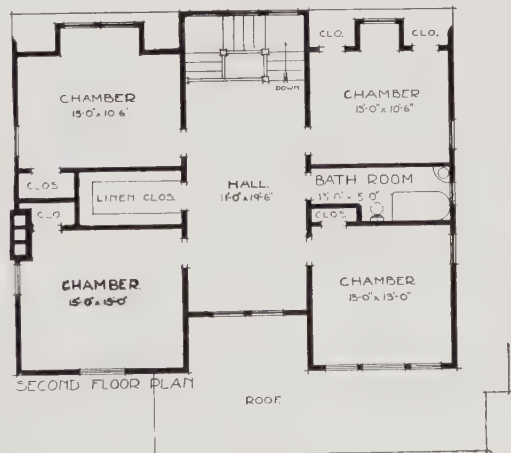
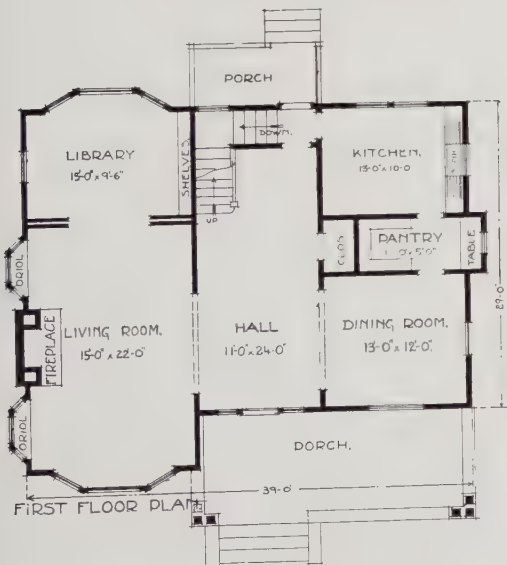
There is a central hall 11 ft. wide running clear through the house to a depth of 24 ft. To the left is a large living room with fireplace on the south side. A good sized library is closed off from the living room by sliding doors. This room could be diverted to the use of a sun room where house is built with east facing. It then should be separated from living room by French doors.

The other side of the house is occupied by dining room in front, kitchen and pantry between. This house was built on the Western coast, where exceptionally large hallways are in favor, as shown by the treatment in this

plan, both on the lower and upper floors. The four corners of the house are given to good sized, airy chambers.

The foundation wall at the front of the house is brought up to the window sill on the projecting bay and is used at the same height to inclose the porch. Shingles are used for both stories as well as in the gables. There would be a splendid opportunity here to procure a pleasing relief in the gables by the use of cement and half timber work.

The interior treatment is on the Mission order. The inside finish is to be stained, varnished and rubbed dull. Fir flooring was used throughout. Hot air heating plant is intended and complete laundry equipment. First-class plumbing fixtures in all departments. There is no attic, but a full basement, with plenty of storage room.





DESIGN NO. K1766.

A typical "English" design with the house resting low to the ground and open brick terrace across the entire front. It is a little plain, but a few vines clinging to the rough cast cement walls, framing the attractive group of casement windows with their small panes, and the base well planted with hardy shrubs, will make a very marked change after a season's growth.

The construction is cement plaster over stucco base with stained wood panel strips, and shingles for the roof.

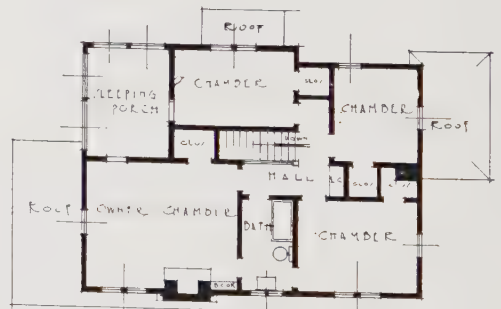
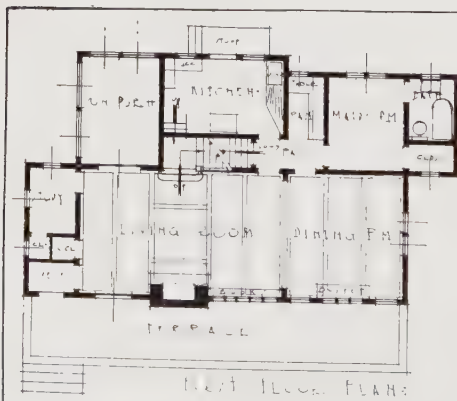
Note the long living and dining room across the front, separated by an extra wide cased opening, which makes an ideal room for entertaining. Living room has brick fireplace and built-in bookcases.

French doors open onto a small sun-porch. The plan provides for a maid's room and bath on first floor, easily accessible from kitchen.

On the second floor, four good chambers, provided with ample closet space. Large bath between the two front chambers, serving as a private bath. Owner's chamber, with fireplace, opens onto a sleeping porch at the rear. The attic is sufficiently high to give good circulation of air and rooms could be finished off if desired.

Basement is complete, with laundry, fruit and vegetable rooms and furnace room.

The inside finish of first story, hardwood, except in kitchen, pantry and the maid's room, where pine is used. Second story rooms finished in pine, stained and enameled.





DESIGN NO. 2001

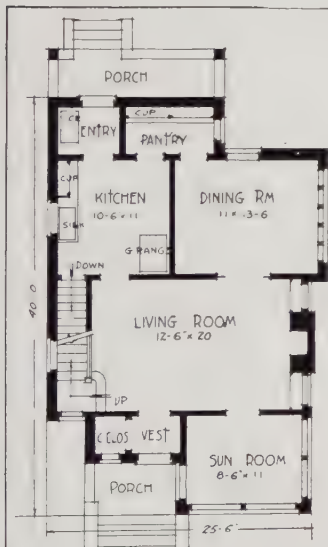
The house here shown is a satisfying solution of the living question. From the outside it is dignified and restful, the plaster frieze in which the second story windows are set, above the brick veneer, giving good proportion and color.

The interior arrangement of the house is essentially modern, the living room being the key to the whole plan. It is of generous size, with the fireplace seats and windows taking one side, and it communicates directly with both dining

room and kitchen. The dining room has an attractive group of windows, and the kitchen is well arranged, with the pantry making the communication between kitchen and dining room.

The second floor is compact and well arranged, giving two bedrooms, bath and sleeping porch; or three bedrooms if the sleeping porch is not desired.

This attractive little home is 40 feet long by 25 feet 6 inches wide.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

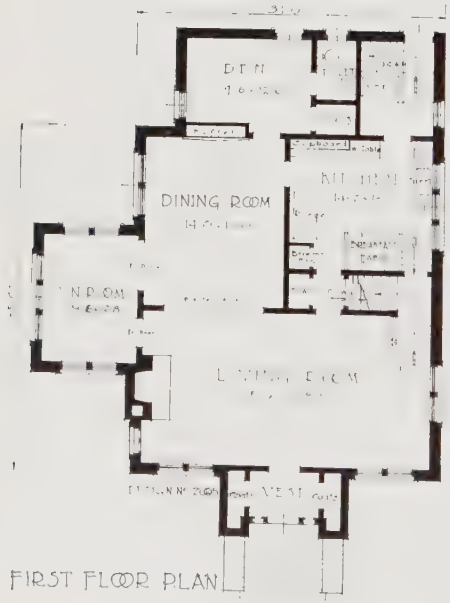


DESIGN NO. 2005

Another face brick residence, designed for an esteemed client in the state of Nebraska. The backing wall is of tile and is furred on the inside for the lath and plaster to insure protection against dampness. There is no attic in this large residence but it is not needed on account of ample storage room in basement. The house is quite generous in size, standing 31 feet wide, exclusive of the left wing which provides the sun room and sleeping porch above.

The interior arrangement commends itself, the three principal rooms opening up very nicely, the dining room has an unusually wide-cased opening, and approach to the sun room is through double French doors.

Here is a house that will give you much for your money, with no unnecessary expense in fancy detailing. It is a plain, substantial brick residence, and a well planned home.





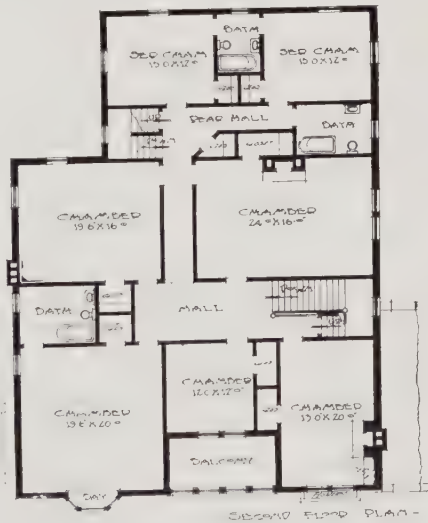
DESIGN NO. K1503.

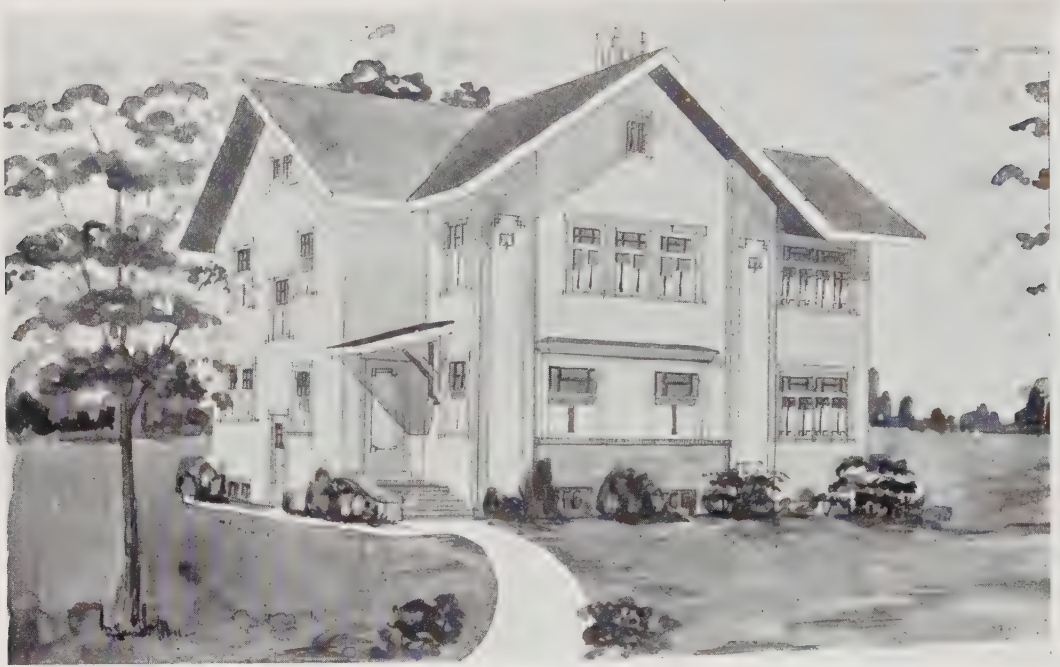
We have a blending of Spanish and Moorish ideas in this design constructed of cement and stucco on frame. The mission type is apparent in the broad, low lines and gable effects of this southern home, while the arches of windows and loggia are distinctively Moorish, suggesting details of the Alhambra.

The reception room, living room and dining room have beamed ceilings. The two latter have fireplaces, making it possible to dis-

pense with hot water heating plant except in continued cold weather. Kitchen, pantry and service apartments are most complete. On the second floor are five principal chambers with two bathrooms and two servants' chambers with a bath. A large attic space may be divided to suit.

The billiard room is a separate addition and could be omitted or replaced by a sunroom or conservatory.



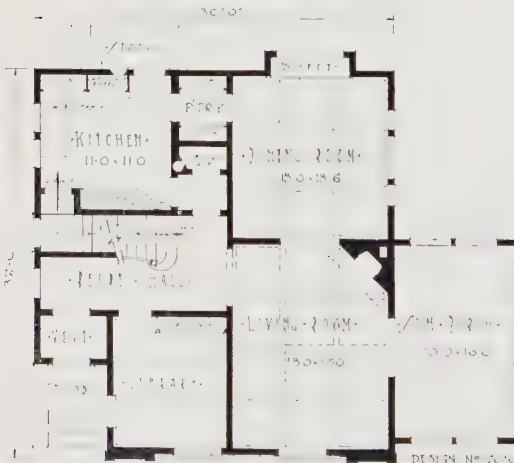


DESIGN NO. 2010

The extreme breadth of this house is to the front, the main gable running east and west and broken by another large gable or wing projecting some ten feet. This arrangement gives the necessary length to the living room and secures a good sized library in the front part of the house. The right end also is provided with a sun porch and is carried up for a sleeping porch above. There is generous lighting to all the rooms of this residence, and it is a house that can be built with artistic effect. The porch

is very simple in its treatment, in fact, it is but a small stoop with brick steps and protecting buttress.

The exterior walls are cement stucco over stucco base on frame. A twelve inch brick course runs around the foundation and the brick work is carried up to the first story window sills in the front bedroom. Wide corner boards are used in the panel work on the front gable, which has the effect of making it stand out and gives a distinctive character to the whole facing.





DESIGN NO. 2002

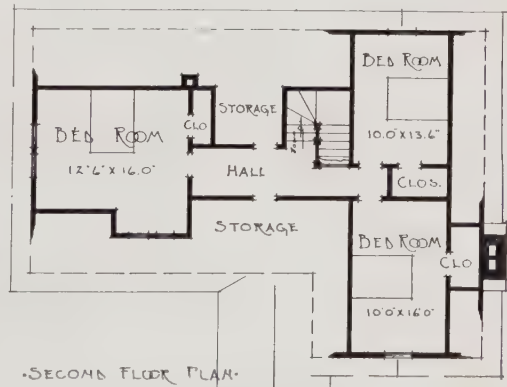
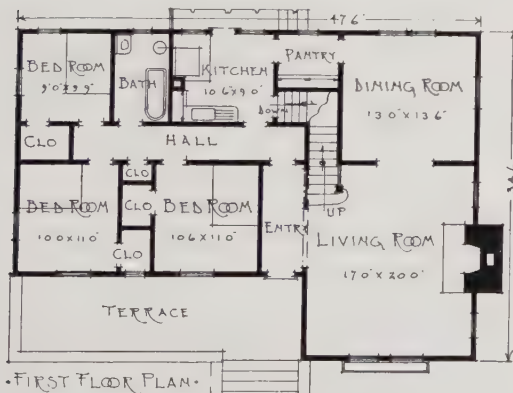
This beautiful type that has for its motif the Old English, is modernized sufficiently to meet the requirements of the average housekeeper, and will make a beautiful home, even without the magnificent ivy clinging to the walls and chimney.

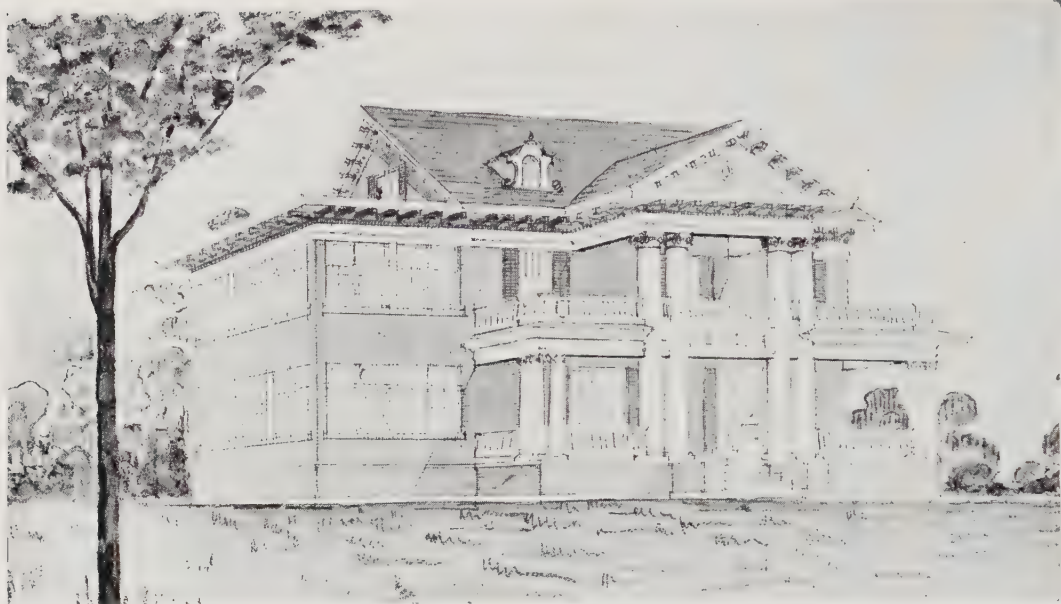
The plan suggested for the exterior is quite a spacious one, as will be seen. Three bedrooms upon the ground floor, and a bathroom; but if one does not desire the splendid large owner's bed chamber, with private bath and dressing room off of it, a beautiful apartment can be made by taking all the space of the two front rooms and the bedroom wall for this purpose, leaving bath as it is and using rear left-hand

corner bedroom for dressing room. This could well be done for there are three very nice bed chambers on the second floor, and by putting a little dormer in the rear roof, the room marked for "storage," would make a splendid bathroom for the second floor.

The exterior of the entire house is stucco. The gray plaster of the exterior, framed by a brown oak stained wood effect for the wood trimmings, and a soft moss green or dull faded-out red for the roof shingles will make a most effective color combination for this design.

Total width, 47 feet 6 inches, not including chimney projection; total depth, right hand wing, 34 feet 6 inches.





DESIGN NO. K1710.

A beautiful colonial home in which everything is of the best. How dignified and substantial with its large, stately colonial columns in the center, supporting a pediment that forms a roof over the center of the second story balcony. The exterior walls are of hollow tile faced with colonial brick, the roof of slate.

The entrance, somewhat to the right, leads into a reception hall. A wide columned opening separate the reception hall and living room, equipped with a large colonial fireplace and bookcases built in. Directly opposite the staircase, are French doors opening onto a large sun-porch.

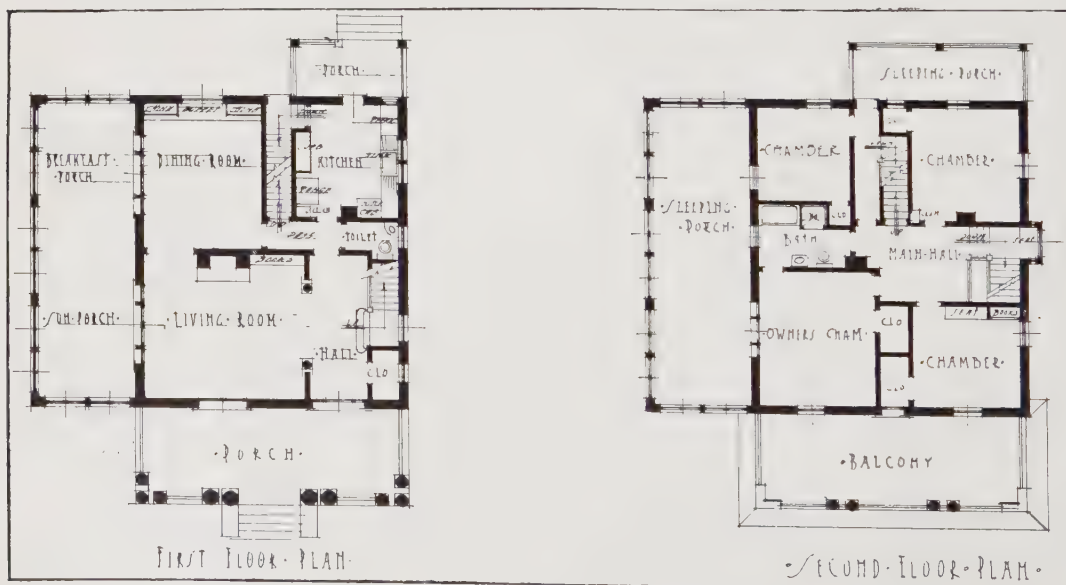
There is no pantry, the kitchen being

equipped with cabinets, work-table and built-in refrigerator, iced from the rear porch. There is a toilet under the main stairs.

On the second floor are four large chambers, bath and sleeping porch, the maid's quarters being finished off on the third floor.

The interior finish is purely colonial, in keeping with the exterior treatment; all finish being white enameled with mahogany veneered doors. All baths and toilets have tile floors and wainscots.

The foundation walls are of the concrete, water-proofed with water-proofing compound. Basement is partitioned off and plastered, providing for large vegetable room, laundry, toilet, storage, fuel and furnace rooms.





DESIGN NO. K1764.

There is probably no other type of architecture so popular and so lasting as the Colonial. In this design we have an unusually plain treatment of the Colonial detail, the plan is quite elaborate and should be built in the suburbs where an acre or so of ground is available.

The sketch shows the house built on the slope of a hill, which with the broad terrace across the entire front and the wide sweeping steps and large Colonial columns supporting a Colonial pediment, give a stately air to the ensemble.

The floor plan is of the central hall type, for this is the most preferred for the Colonial treatment where much depends on the stairway detail. The width of stairs and of the treads must not be cramped.

To the right of the hall is the large living room across the entire end, with beamed ceiling and large Colonial fireplace, a double pair

of French doors, one pair opening into the sun-room and the other into an adjoining room used as a conservatory, which, if desired, could be used as one large sun-porch.

The dining room is to the left of hall and has a tile fireplace and beamed ceilings. French doors lead from dining room onto a small breakfast porch, which in turn has direct access to kitchen.

On the second floor are three chambers, two of which connect with a private bath and the two on the side open onto a large sleeping porch extending the whole width of the house.

In this house quarter-sawn oak flooring has been used on the first floor; kitchen in pine for linoleum, breakfast room, sun-room and conservatory in tile. Finish in these rooms pine, white enamel. The finish for the main rooms of first floor is gumwood, white enameled.





DESIGN NO. 1696

In this brick veneer Colonial design we have a good practical plan, complete in every respect.

The plan of the center hall type while not unusual is most interesting.

From the entrance stoop one passes through a vestibule into a center hall. The rear steps lead to a landing connecting with the kitchen, while in the rear one passes through a coat closet into a toilet. The living room is ideal, of good proportions, unusually light, good wall space for all the necessary furniture. At the side of the fireplace is a French door leading onto a sun room, the floor of which is 9-inch red tile, giving you at once a feeling of warmth. The porch is fitted with casement sash hinged to swing out.

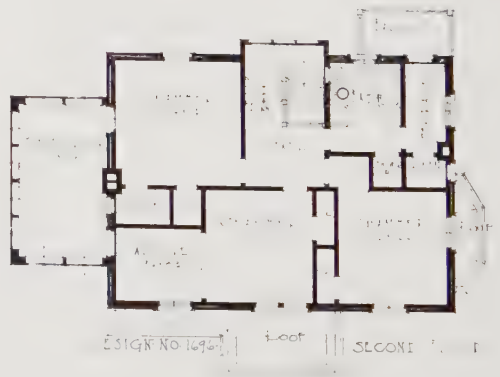
The dining room is unusually light and cheery with the triple window in front and bay

on the side. A buffet is located on the rear wall convenient to the kitchen.

The kitchen while complete is a little short on cupboard space, it being the owner's intention to put in a cabinet on the inside wall to provide for additional cupboard space.

The owner's chamber is located in the rear, having two large closets, one with outside light, the other having built-in drawers, shelves, etc. A French door leads from this room as well as the alcove into a glazed-in sleeping porch. The center chamber has the alcove large enough to accommodate a child's bed.

In addition to the guest chamber is the large bath, containing a foot tub and a built-in shower, in addition to the other fixtures. Opening off the bath is a small storage room with a door leading onto a small balcony for airing bedding. The other end of the storage room is given over to a linen closet.





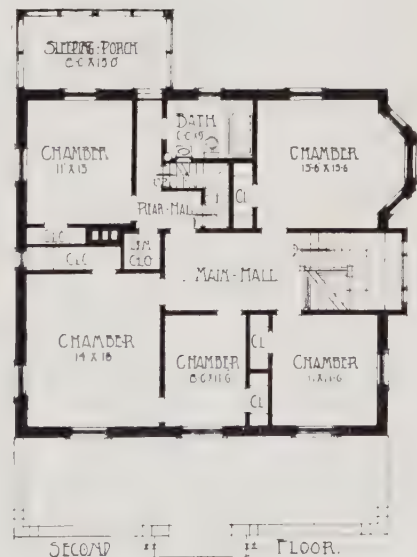
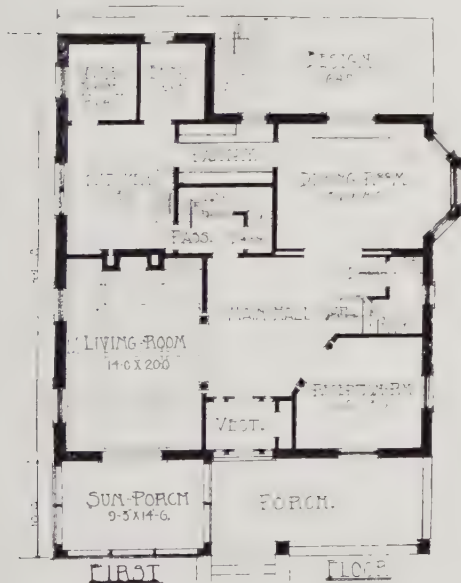
DESIGN NO. 1647

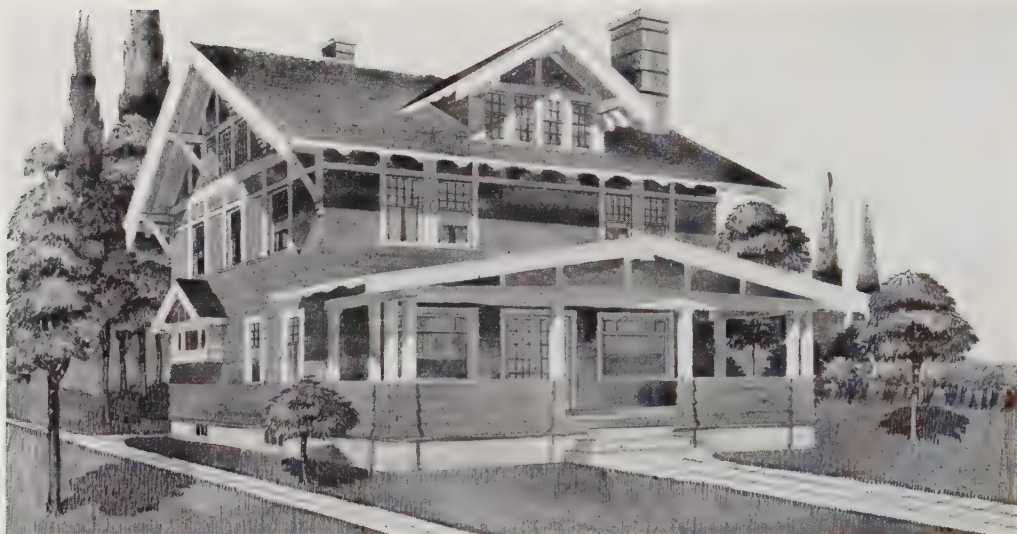
With a home built in a substantial manner, using the best of materials, one feels a certain amount of satisfaction after the building job is completed even though the cost has been a trifle more than expected.

This home is all that could be desired. It is built to accommodate a large family. With the size and number of rooms all conveniently arranged one can readily see that it must have fulfilled its object. The reception and living room open off a large center hall, making an

ideal plan for entertaining. The plan provides for a rear stair leading to the third floor where a maid's room could be finished off, or the sewing room used as a maid's room if desired.

Part of the porch is left open and can be screened while the balance is glazed with casement sash, and is reached from the living room through a pair of French doors. A first floor toilet is located under the main stairs. The floors and finish throughout are of the best, and the basement is complete in every respect.





DESIGN NO. 1259

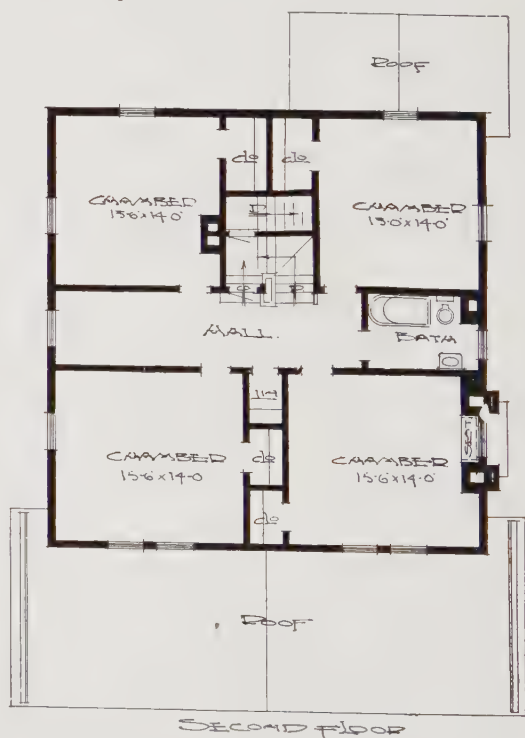
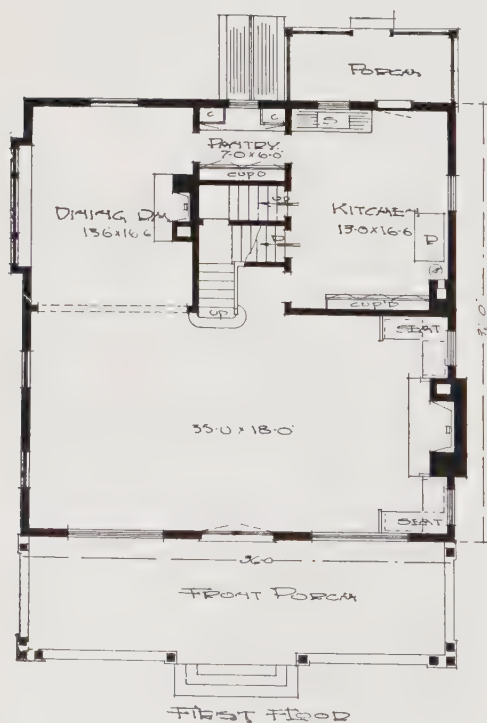
This is a charming design in the English half-timber style. The first story is of rough sawed boards, the second is cement stucco. A wide hanging cornice gives a picturesque effect.

The plan is excellently arranged with large living-room across the front, fireplace and seats. The dining-room is reached through a wide cased opening. A few steps from kitchen are, in combination with the main stair at the landing, a desirable feature. On the second

floor are four chambers, a bath-room and linen closet. A stair leads to the attic, which would afford two good rooms.

The first story finish and floor are of oak except kitchen, which is of pine finish with maple floor. The chambers and the bathroom are in white enamel with birch floor. The upper hall is in oak.

The basement has an outside entrance for the laundry.





DESIGN NO. 1489

The thatch shingle roof adds an unusual note to this attractive home. The shingles are laid in such a way as to appear very much like a real thatched roof. The exterior walls are also of shingle laid six inches to the weather and painted white.

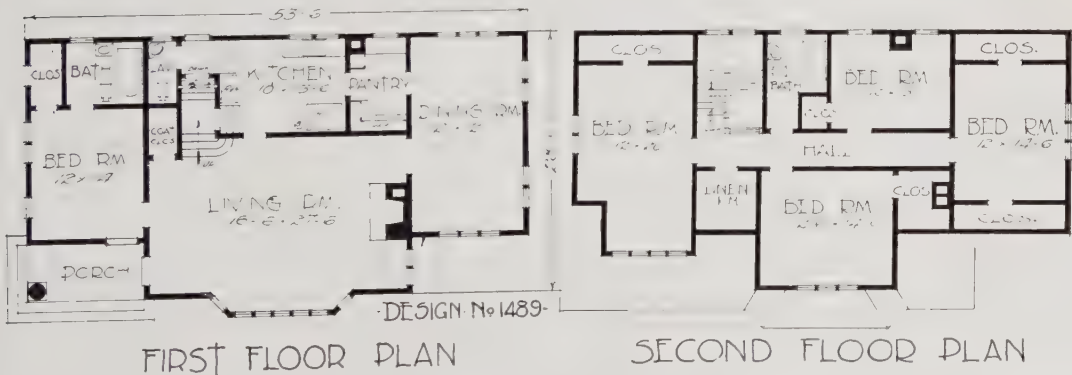
The interior is very nicely arranged and will accommodate a good sized family. On the first floor are living room, dining room, kitchen, one chamber and bath. A combination stairway starting from living room and kitchen makes a convenient feature. Coat closet and fireplace in living room are other desirable features.

On the second floor are four good sized chambers, all connected by a central hall. Good closet space is provided for each. A spacious linen closet is also shown, opening off the hall at the head of the stairs. The bath room is easily accessible from all bedrooms.

The finish on second floor is pine for white enameling.

A full basement is given under the entire house. Stairs to same start from kitchen and are combined with a grade entrance at the landing.

The usual fuel room, boiler room, vegetable cellar, laundry tubs, etc., are provided.





DESIGN NO. 1969.

The accompanying design illustrates a very attractive and practical type of house. The main part of the house being almost square allows for a very efficient arrangement of rooms with no waste space on either floor.

The brick course around the base in rich tapestry brick harmonize nicely with the stucco and dark brown trim. One feature that sets this house out from the ordinary is the arrangement of the entrance steps.

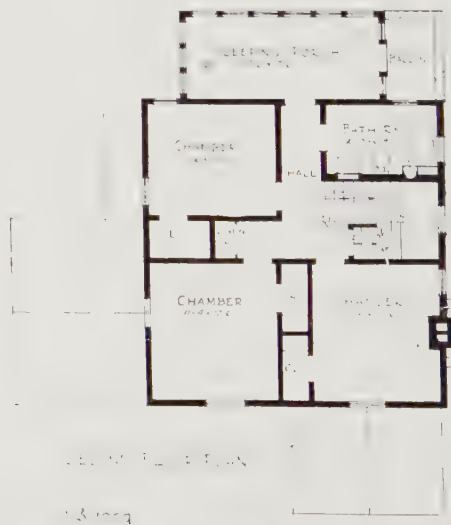
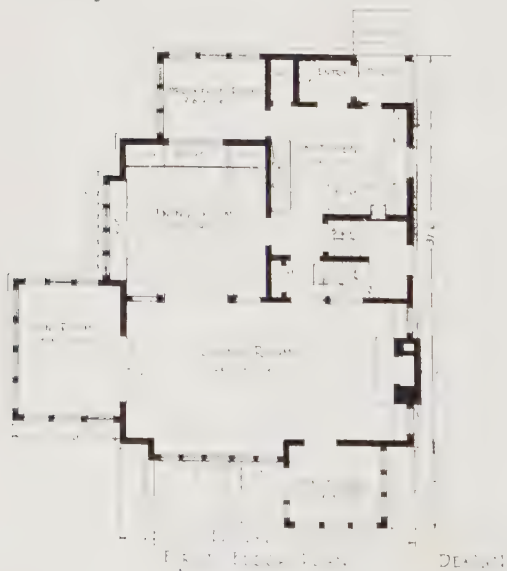
The photograph was taken shortly after the house was completed and does not show any shrubbery banked around the house. With

vines, shrubbery and flowers in the flower boxes, this house will certainly be attractive from the street.

A careful study of the floor plan will show an efficient arrangement of rooms and innumerable conveniences.

Three large chambers, sleeping porch and bath are provided on the second floor. All chambers have large closets.

There is a full basement under the entire house equipped with the usual fuel room, vegetable cellar, laundry tubs, etc. A hot water heating plant is intended to be used.





DESIGN NO. 1311.

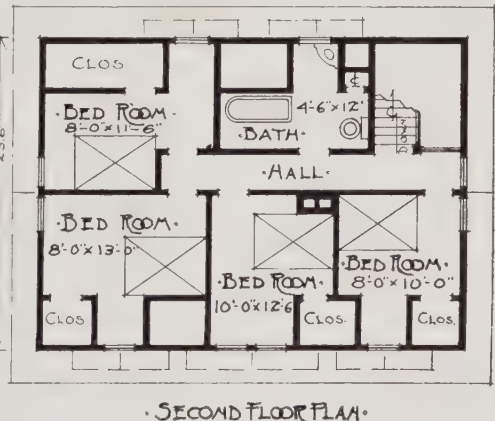
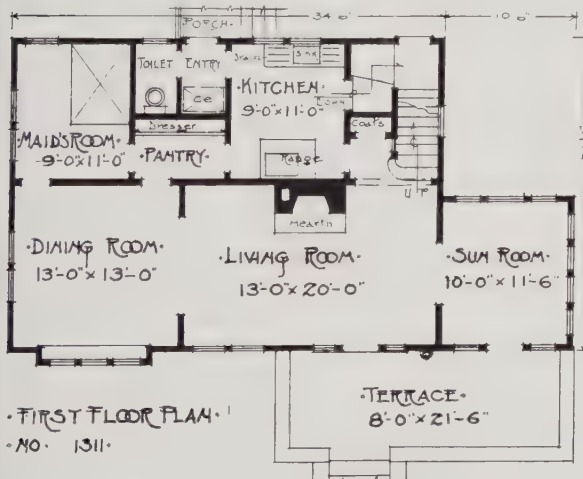
A home of unusual type. The living room is good size and has a central fireplace with flue which is available from kitchen. A sun parlor opens from one end of living room by French doors and the dining room from the other. A projecting bay of windows fills one side of dining room.

The kitchen is well equipped and connects with dining room through a pantry. The kitchen is well lighted and convenient. The refrigerator is in the entryway, from which

also opens a toilet. The maid's room may be used as den or serving room, if desired.

On the second floor, while the rooms are small, yet there is accommodation for the necessary bedroom furniture and a sufficient living space. There are windows in dormers in roof, as well as in the gables, giving cross-ventilation in most of the rooms. Four bedrooms and bath are shown on second floor.

The exterior of the house is stucco with timber work and brown stained trimmings.





DESIGN NO. K1616.

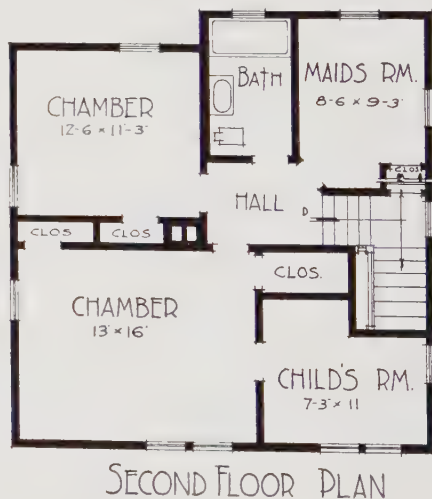
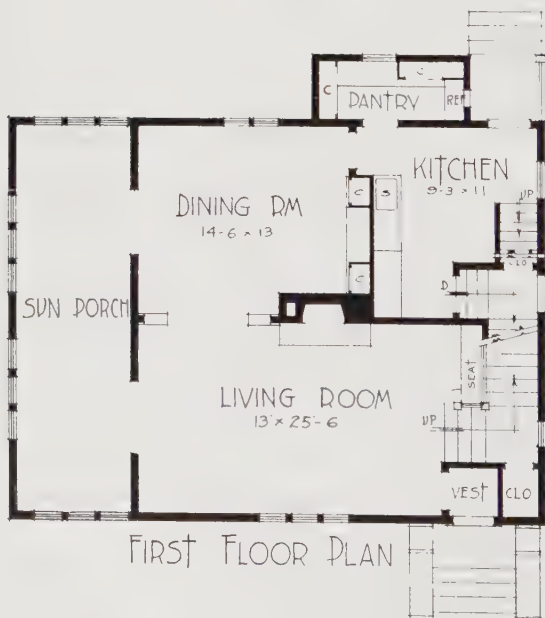
Here is a house that is unusual, not for any freakish attempt at ornamentation, but by reason of its absolute purity and simplicity of design and treatment.

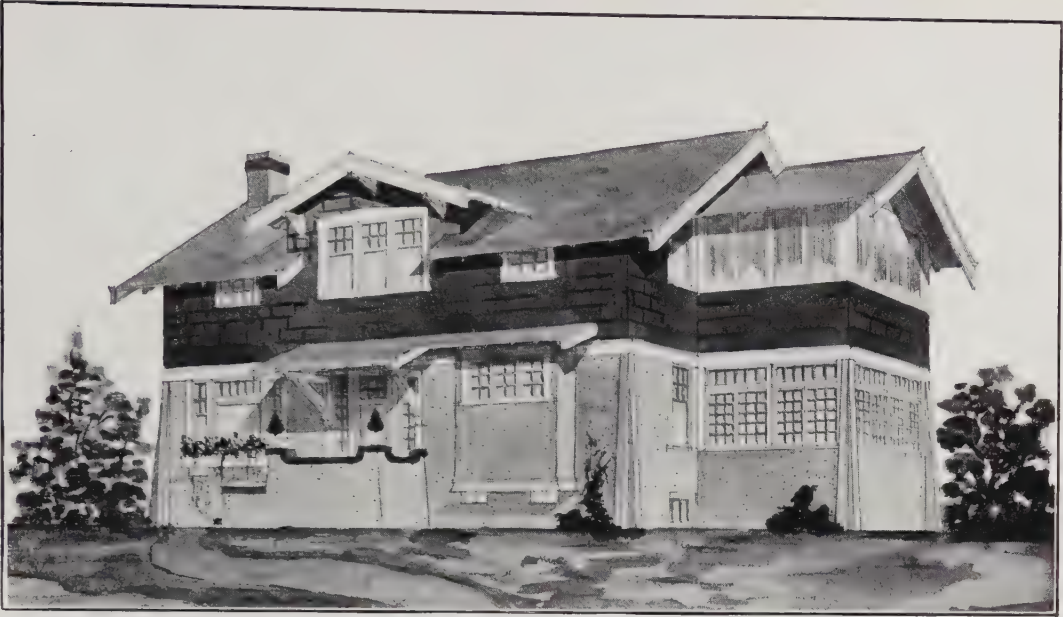
Red brick is used for an edging of the small terrace and steps of the entrance, and the walk from steps to street is treated in the same manner.

The interior arrangement is very charming, the large living room opening from the vestibule and giving at once a beautiful vista through the dining room and sun parlor. The treatment of the stairs is unusual and pretty,

as a recessed hall effect is given by throwing a beam across this end of the room, and a seat built in beneath. There is an attractive group of windows on one side of the room, and opposite this a wide fireplace. A cased opening leads to the dining room and double French doors open into the sun parlor, a duplicate pair connecting sun parlor and dining room.

Part of the woodwork is finished with ivory white enamel and part stained a dark mahogany. The dining room has built-in buffet and china closet.





DESIGN NO. K 1759

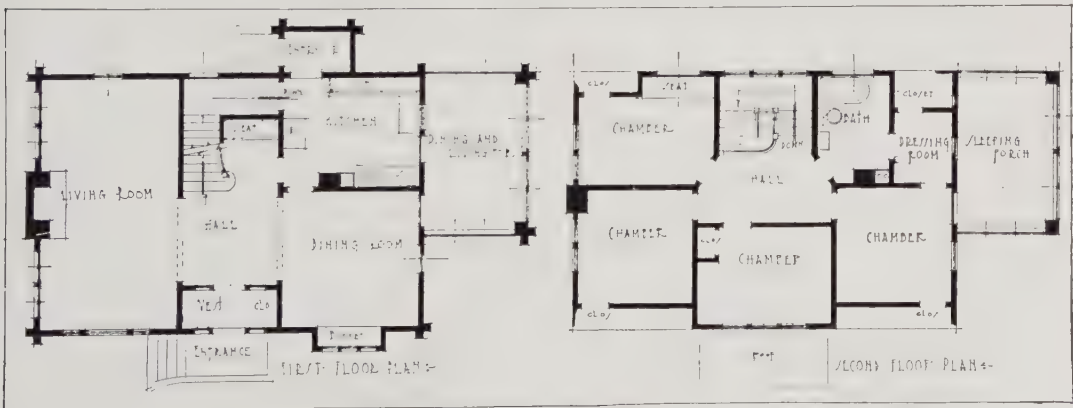
This cottage embodies the very latest ideas in designs where the modern sun parlor and sleeping porch are features. It should be built well above grade to give the proper setting.

The first story walls are constructed with metal lath and cement plaster. The shingles above are laid on alternate courses, ten inches and two inches to the weather. A very pleasing scheme of decorating the exterior would be to tint the cement walls a cream color and stain the shingles brown, using a light maroon on the roof, and painting the exterior trim white. Where the cement work of a house runs down to the ground, as in this case, the addition of shrubbery and vines

is very desirable. The cement, of course, offers a splendid opportunity for climbing roses, woodbine or other vines.

The interior will be found most interesting and to contain many little attractive features. A central hall has a wide attractive stair with a built-in seat and French doors leading onto the living porch. It would be quite possible to reverse the position of this porch, placing it on the opposite side of the living room if that would better meet the surroundings of the building site.

Basement extends under house, equipped with hot water heating plant, laundry trays and usual fuel bins.





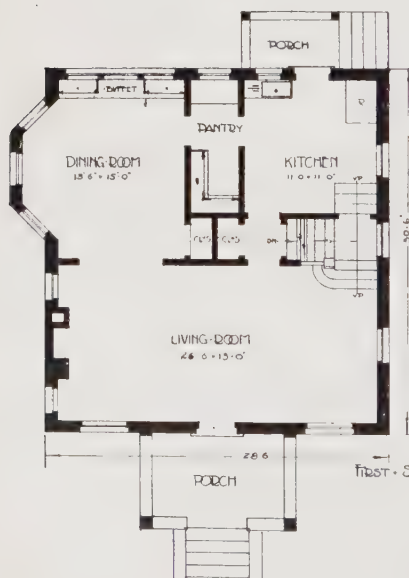
DESIGN NO. K1413.

Good effect is obtained on a very plain house by well designed windows and cornice, so that the design is taken out of the commonplace into the artistic and that without heavy expense.

The material used in the construction is a cement brick. It has been carried up to the second story sill course, the frieze above being covered with metal lath, over which is a smooth surface coating of cement. The trim

of the house is white and the cement belt course has been painted white to match the cornice and trim.

Direct entrance is made into the living room extending clear across the front of the house, and the interior is most attractively arranged, putting to good use every foot of available floor space. In other words, a decidedly compact plan.

FIRST - SECOND - FLOOR PLAN
DESIGN NO. K 1413



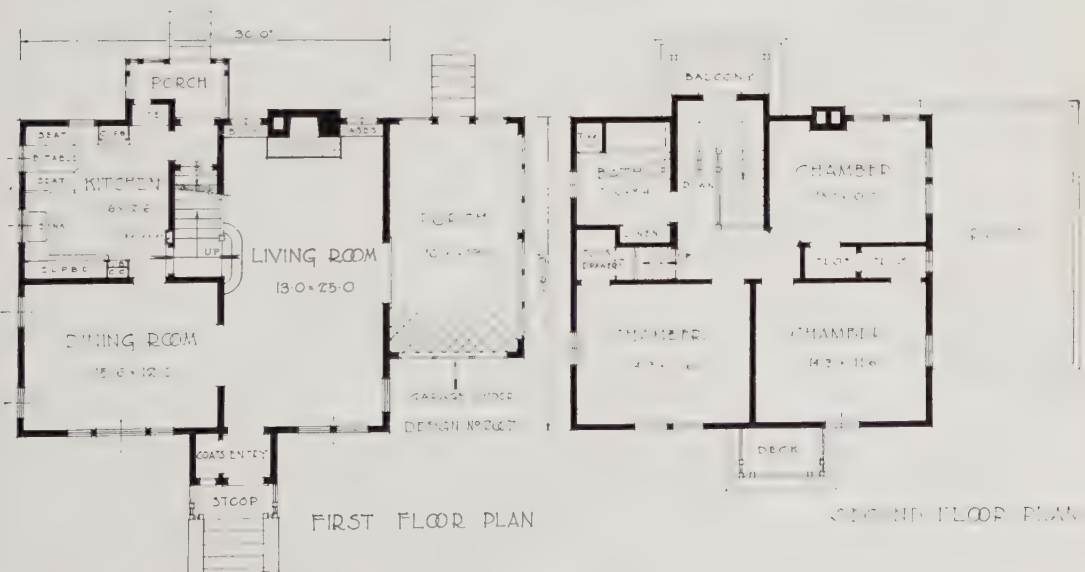
DESIGN NO. 2007

In another part of this plan book is shown a design after which this house was modeled on a smaller scale. We are fortunate in being able to illustrate the design from a photographic view taken just after the house was finished.

The downstairs plan of both houses is almost identical; the second floor, however, was

changed principally by placing the bath in the rear, and as this plan is quite a little smaller, there was no space to provide a sleeping porch.

The construction is of frame, covered with metal lath and cement stucco roofed with asphalt shingles.





DESIGN NO. 1951.

Everything about this attractive house reveals it as the home of a happy family.

The well-kept yard and shrubbery and vines together with the well balanced lines of the house make a very pleasing appearance.

This design is of the well-known square type. One that gives a maximum amount of usable space.

The size is only 28 feet in width and 26 feet in depth exclusive of projections for sun room and entrance.

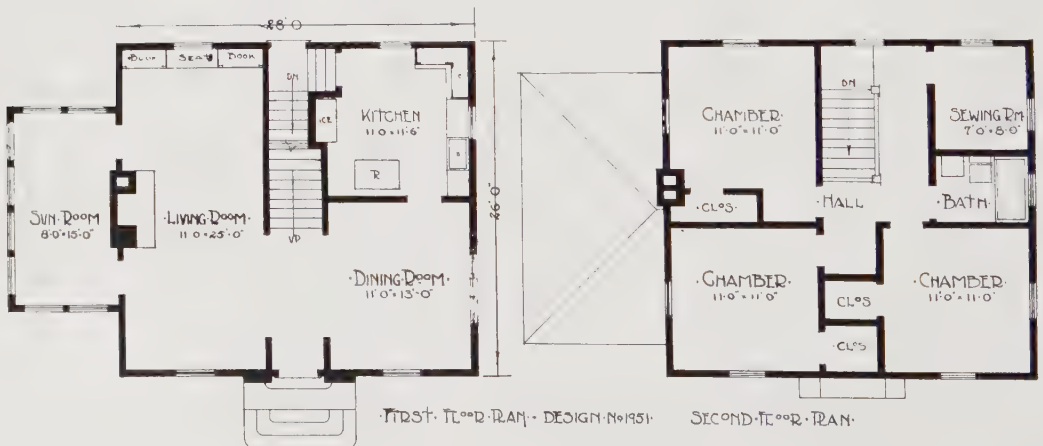
Exterior walls are of stucco on metal lath with wood trim and shingle roof. The trellis over the entrance and first story windows is

very attractive and will be more so when the vines have grown over it.

Entrance is into a center stairs hall with living room occupying the left side of the house and the dining room and kitchen on the right. Doors open on either side of the fireplace in living room to the sun room.

The living room is exceptionally long for so small a home and makes a very delightful room. At the end are two book cases with seat between.

On the second floor are three good chambers, bath and a small sewing room.





DESIGN NO. 1964.

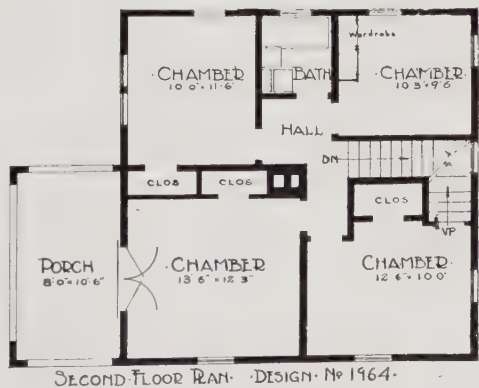
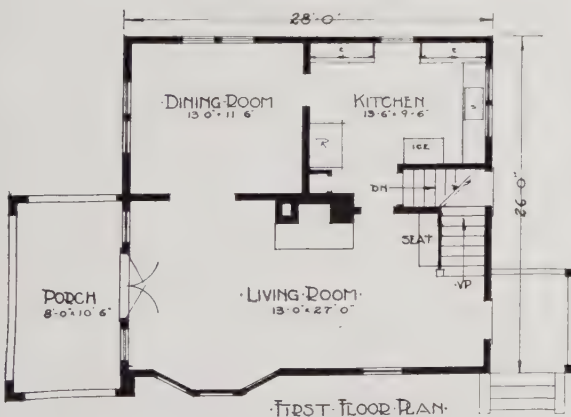
The treatment of this two-story design is rather unusual. With the entry porch on one side and living porch on the other it offers a wide front to the street. To be properly placed it should be built on a wide lot, well back from the street.

The shingles used for the exterior walls are laid in wide courses with nine-inch surface to the weather. Window blinds add a finishing touch. The living room is exceptionally large and contains the stairway to second floor and a fireplace. The dining room is reached

through a cased opening. The kitchen contains full equipment of cupboards, sink, work table, etc., with space left for range and refrigerator.

The basement stairs are under the main stairs and are combined with an entrance at grade.

On the second floor are four good chambers, sleeping porch and bath, all connected by a center hall. Storage space in the attic is reached by stairs from one of the front chambers.



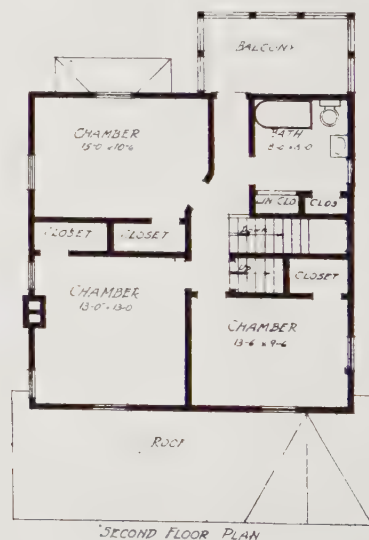
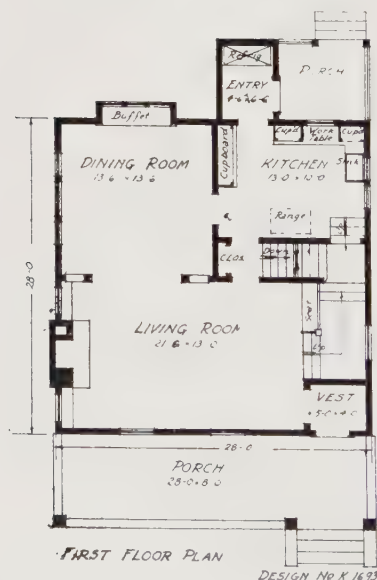


DESIGN NO. K1693.

Here we have a simple little residence, having a touch of individuality rarely seen on the small square type of house. The exterior walls are cement over stucco base, with the exception of a base course of brick at grade, the front porch piers and walls being of brick; the main gables as well as the dormers and porch gable having half timbers.

The interior floor plan is a winner for roominess and convenience. With the exception of the corner taken out for the vestibule and staircase, the living room extends across the

entire front, with brick fireplace on the outside wall, bookcases on each side and high windows above. Columned buttresses, rather unique in detail, separate the living and dining rooms. The dining room has a wide built-in buffet directly at the back of living room; the kitchen is very complete with work table, built-in cupboards, gas range, rear porch and entry for refrigerator; and last, but not least, the combination stairway which saves many extra steps.





Design No. 1993.

The construction of this beautiful home in white surfaced stucco is frame with stucco finish over metal lath. Plans call for the foundation walls built of poured concrete. The design of the house calls for a slight projection of the corners, giving a pilaster effect. The belt course running around the house at the upper story window sills is trowelled smooth, giving the effect of Bedford stone. The cornice is broad and heavy, adding much dignity to the design. The roof is quite shallow and does not permit of attic space even for storage, but there is storage space provided in basement. The basement has a large amusement room 15x25 feet, of ample size to accommodate a billiard table.

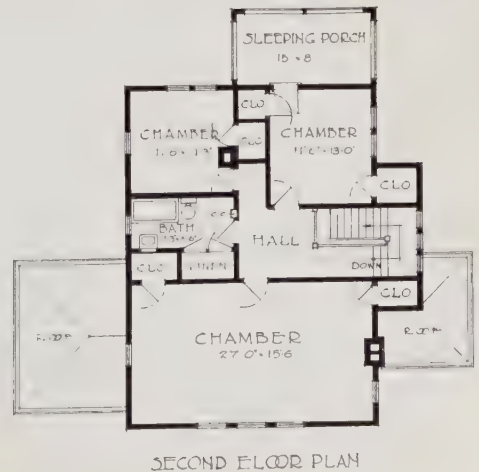
The main entrance is a little to the side just back of the chimney, the hall running from this side of the house to the center. At the other end of living room, opening through French doors, is the sun room of medium

size. There is a direct communication to back stairway from kitchen, which is very convenient. There is also provided a pullman breakfast room, or alcove, off the kitchen. At the rear is a large screened in porch, reached from the dining room through French doors. This porch would be fine to use as a summer dining room.

We have in this plan a wonderfully complete design in all of the appointments of a house, including provision of a generous sized coat room off of hall and toilet thereto.

On the second floor, the space has been allotted to but three bed rooms with the addition of sleeping porch. Each room is provided with ample closet space.

Here is an ideal city home—strictly designed for a metropolitan residence, with all of the very latest ideas. The working plans are detailed with much more care and completeness.





DESIGN NO. 1407.

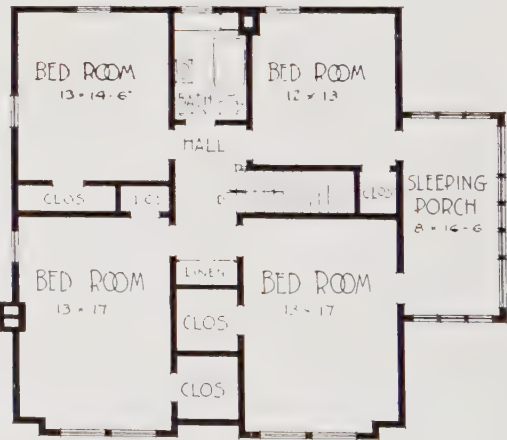
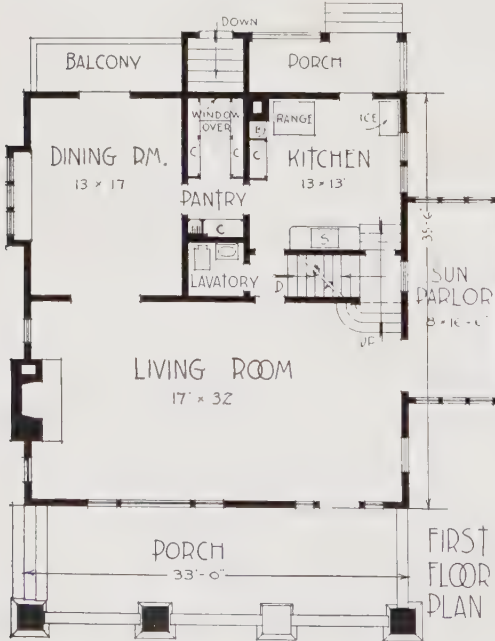
Here is one of our most popular designs, the exterior, of stucco, is very different from the average two-story house. The apparent massiveness of the cement work of the porch does not lead to much expense, and yet the effect of solid masonry is secured.

The main feature of this interior is the magnificent living room, 17x32 feet in size, with its generous fireplace at one end, and half screened staircase and sun parlor at the other. Over this sun parlor it will be noted, there is provided a sleeping porch, communicating

with two of the bed chambers and opening from them by means of glass doors.

Kitchen and pantry arrangements are very complete. The pantry is lighted by a large window placed high enough above the work table not to interfere, and yet giving ample light reaching thru even to the lavatory, which is provided with a high window in the partition separating lavatory from pantry.

There is an outside grade cellar entrance with laundry, heater room, fuel bins, etc.



SECOND FLOOR PLAN



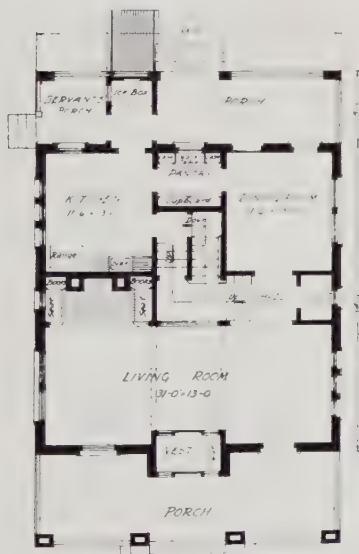
DESIGN NO. 1144.

For the house built in a cold climate, brick has many good points to recommend it, employed either in a solid wall or for brick veneer. It has been used here over a wood frame and with stucco on the second story, and the effect is excellent. The plan also has many attractions, the living room of unusual proportions being the outstanding feature of the first floor. The staircase is half concealed by archways and with the ingle nook gives an air of comfort and hospitality to the plan.

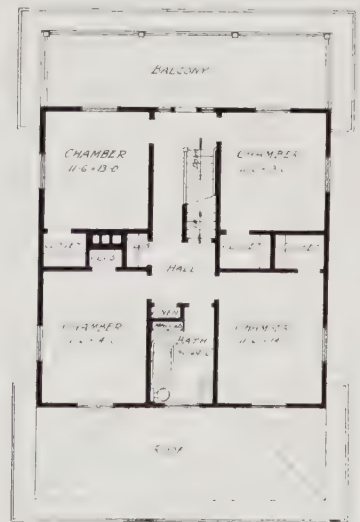
There is a basement under entire house,

with laundry, hot water heating apparatus, etc. No rooms in the attic, simply storage space.

Special attention has been given to the porch provision, there being not only the wide veranda across entire front of house, but a more retired enclosed porch, opening off of dining room and a service porch back of kitchen. While only an open balcony is shown over the back porches, they could readily be enclosed to meet the demands of the outdoor sleeping enthusiasts. The floors of the porches are of cement.



DESIGN NO. 1144 FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 1461.

A typical stucco house, well designed and on good lines. The wide cornice, window boxes and lattice work give the necessary relieving touch to an otherwise severe exterior treatment. Brick has been employed in the buttresses of the cement steps with good effect. The porch has cement floor and is completely screened in.

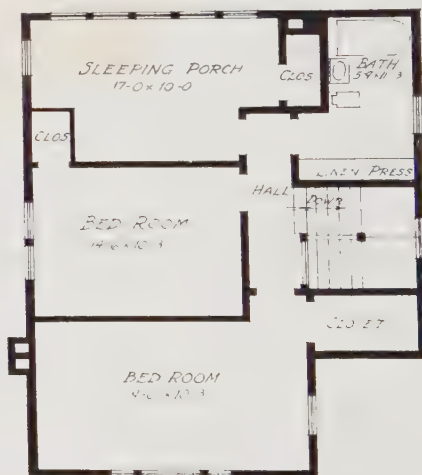
Spaciousness marks the plan, all the rooms being of unusual size for a moderate cost home.

Fireplace and bookcases with high windows over, give character and distinction to the living room, as well as add greatly to the comfort of the residents.

A sleeping porch large enough to accommodate the whole family is arranged at the rear of the second floor, in addition to two good sized chambers and bathroom. Off the bathroom is a linen press that will delight the heart of the housewife.



FIRST-FLOOR PLAN



SECOND-FLOOR PLAN



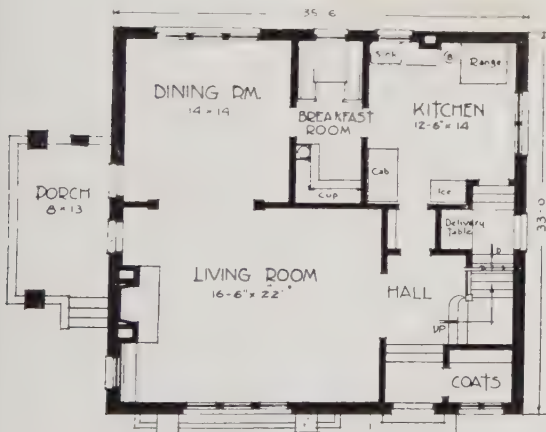
DESIGN NO. 1466.

The keynote of this house is simplicity, but that is what makes it pleasing, for you feel the thought of the designer and realize he has reached the right result. The house is both compact and roomy, with many conveniences that are left out of larger houses.

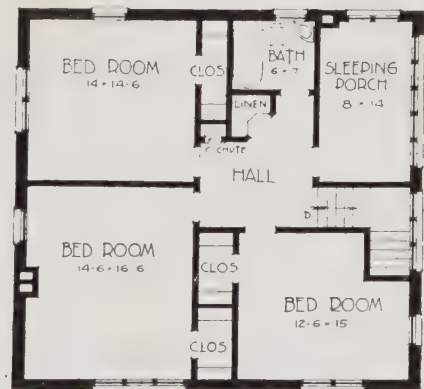
The street entrance has three steps inside, instead of outside, while the porch is on the side, where it is available from both the living and dining rooms.

The entire house is finished in birch, stained on the first floor and finished in white enamel for the second. The house is built of tile with stucco finish and shingle roof.

Casement windows with their oddly divided window sash are used to break the plainness of the wall surface, and the timber work of entrance is quite in keeping with the simplicity of the design.



FIRST FLOOR PLAN



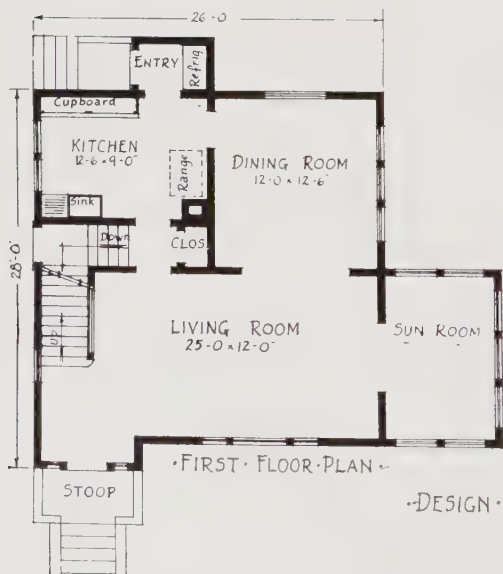
SECOND FLOOR PLAN



DESIGN NO. 1949.

In treating the exterior of this design, the stucco work was carried clear down to grade. The gray tone of the cement walls is relieved by a pleasing shade of dark green trim. The windows are attractively detailed, well placed and the design is harmonious throughout.

The interior plan is right up-to-the-minute for convenience, and a splendid plan to lighten the housework. A slight additional expense would provide French doors between dining room and living room in place of the plain cased opening, also into sun-room.



• DESIGN NO. 1949 •



DESIGN NO. 2008

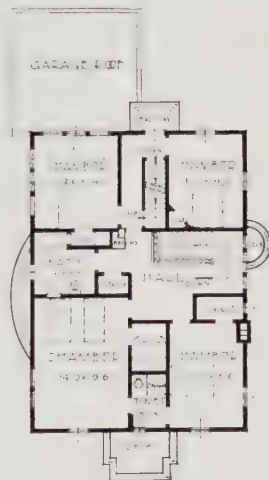
A beautiful Colonial residence recently built in Minneapolis. The picture speaks for itself as it brings out the pleasing lines and artistic detail. The exterior is pure white and the roof is green stained shingles; plans, however, provided for a tile roof. When the owner came to build, he made some changes in his plan from the working drawings, which call for a side entrance into the vestibule. The plan also calls for

a brick trim, or course running all around the house.

There is a large two car garage attached to the back of house, and is reached from a rear entry, by going down four steps to grade. The rear wall of house adjacent to garage is fire-proof. There is a large amusement room in basement, 15x30 feet at the front. The interior detail is in Colonial with built in sideboard and bookcases.



• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN

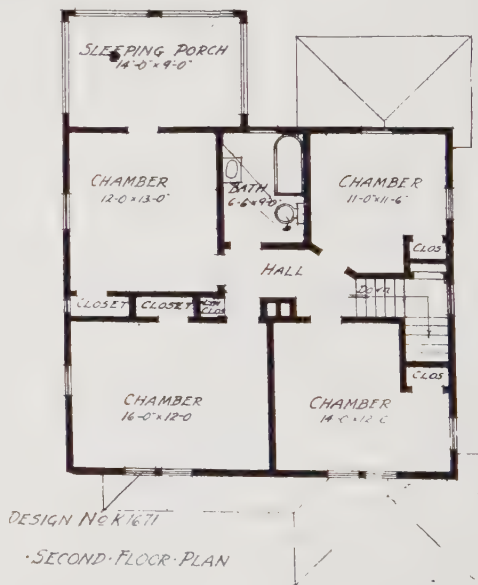
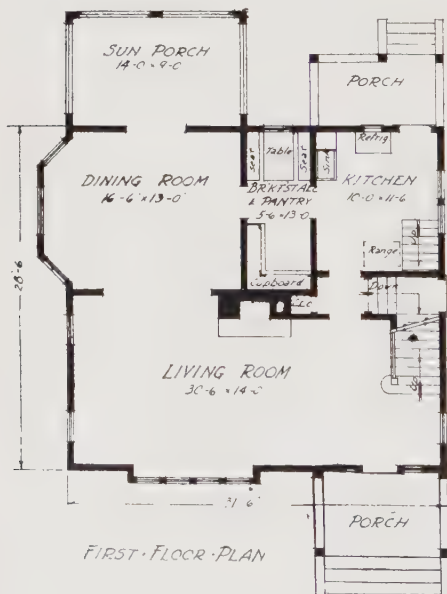


DESIGN NO. K1671.

The tile roofing of this house, in connection with its stucco exterior, is very pleasing, as it gives life and color to an otherwise rather commonplace design. The flower boxes, too, supply an effective touch to break the severity of the lines of the main house.

A sun room is shown at the rear of the dining room, and a breakfast alcove in combination with a pantry between kitchen and dining room. These two features are now incorporated in most new houses and the breakfast alcove especially will be found by the house-mother to save many steps, for here may be

set not only the breakfasts, but the lunches for the children coming in at noon, so that the dining room may be undisturbed after being put in order in the morning. Direct access from the kitchen to living room and stairway is also a step saver, though in this particular plan a back stairway is provided. Nowadays, when domestic help is out of the question for the great majority, these well thought out conveniences of plan make for the success or failure of home-building, and must be given careful consideration to meet present day living conditions.





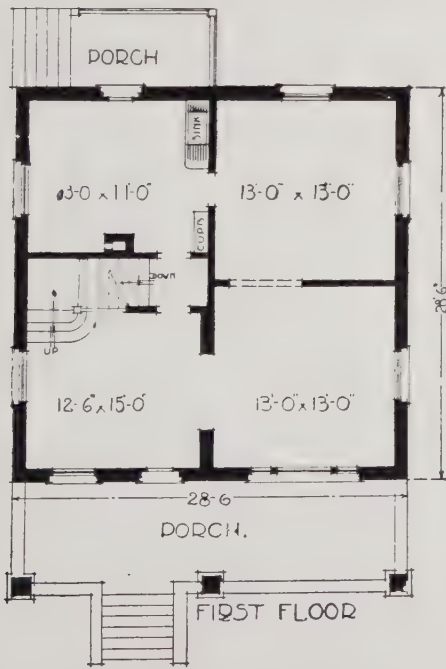
DESIGN NO. K 1403

This design is a small two story house, 28 feet square, exclusive of porch, and is built of cement blocks. The plans for the house call for stucco on the outside. An exceptionally pleasing result has been secured with the cement blocks plastered over.

Attention is directed to the treatment of the porch ceiling, which it will be noticed, rests directly upon the stone columns, without the cus-

tomary beams or framing. Some very excellent work is being done these days in the use of the stucco over concrete blocks. More and more the modern homes are built of this material.

Hardwood trim and floors throughout with full basement, furnace and the laundry. A house built in this manner deserves every consideration.





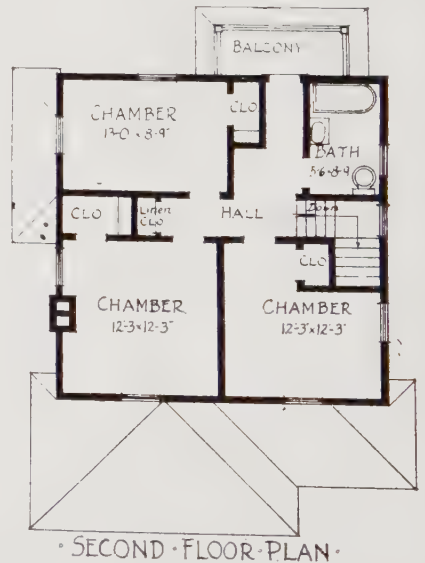
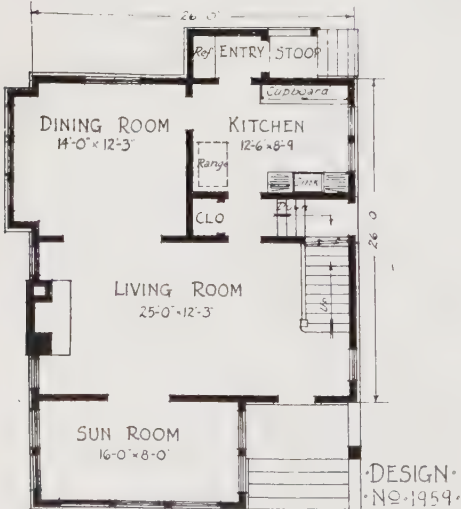
DESIGN NO. 1959.

By the number of homes of the style of this design it is evident that it is a very practical type to build. We all know that a square, full two-story house is the most economical to build and allows for a very good arrangement of rooms.

This design uses a combination of brick and stucco for exterior walls. When the shrubs

and vines have formed a natural setting they will take away the bare look it now has.

The inside arrangement is very good and the rooms can easily be taken care of. The first floor contains the sun room, living room, dining room and kitchen with the three chambers and bath on the second. Chambers all open off a central hall.





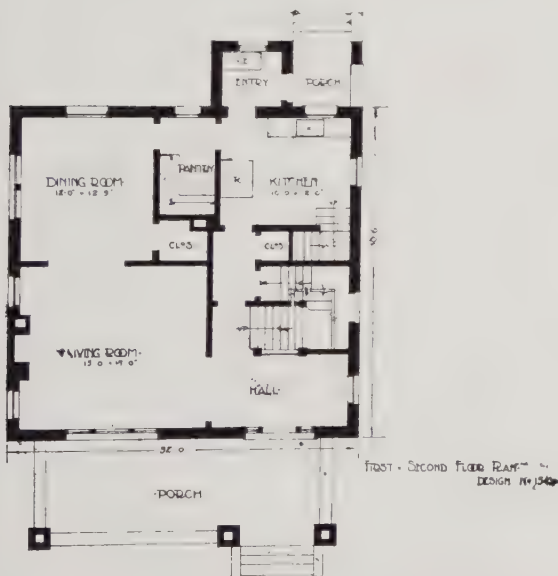
DESIGN NO. 1343.

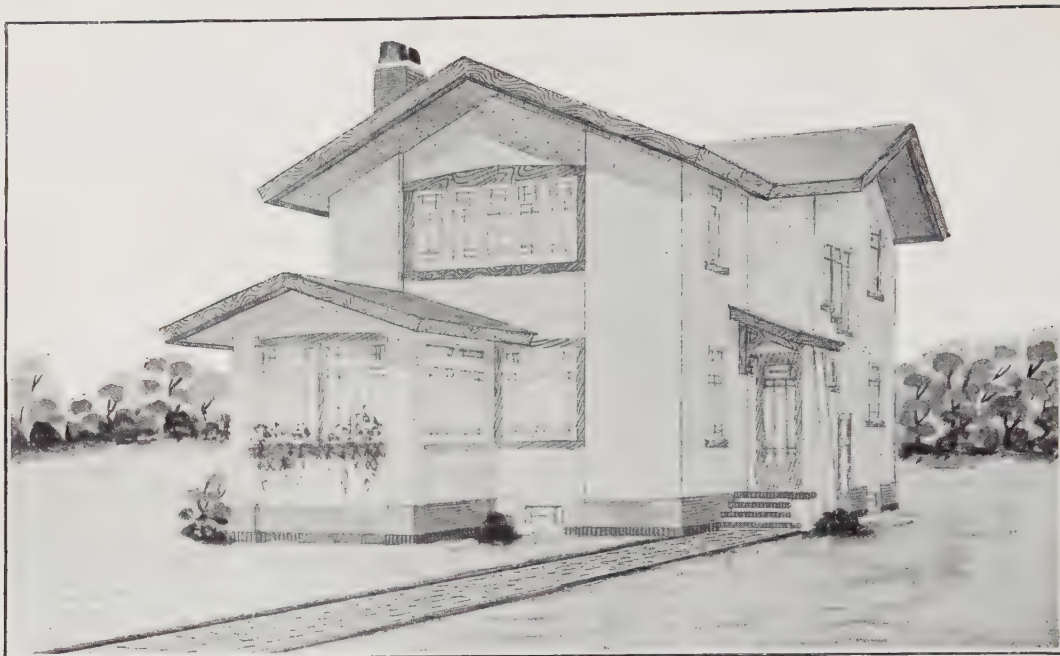
For economy of construction and adaptability to our city suburbs the modern square house as illustrated above is well suited. This cottage is constructed of brick but the design would be equally adaptable to any of the varieties of frame construction.

In the floor plan it was desired to secure a layout that would provide for economy in structural material and at the same time give all those desirable features that really make a home. The stairway, half screened, ascends across the rear of the reception hall, and a pair

of glass doors opens to the living room. This is a pleasant corner room, finished with beamed ceiling and open fireplace. Adjoining and connecting by sliding doors is the dining room. A service stair ascends from the kitchen to the second floor and a passage to the reception hall affords access to the front door.

Three chambers, dressing room, bathroom and sleeping porch are provided on the second floor. The little dressing room could be used as a child's room or sewing room, if preferred. Ample closet space is arranged.





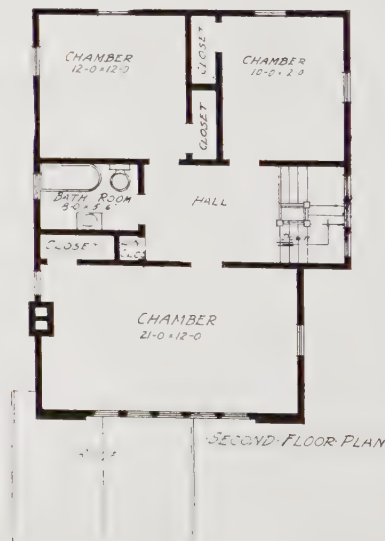
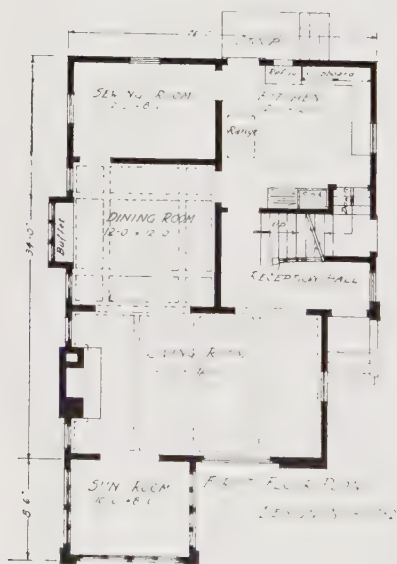
DESIGN NO. K1752.

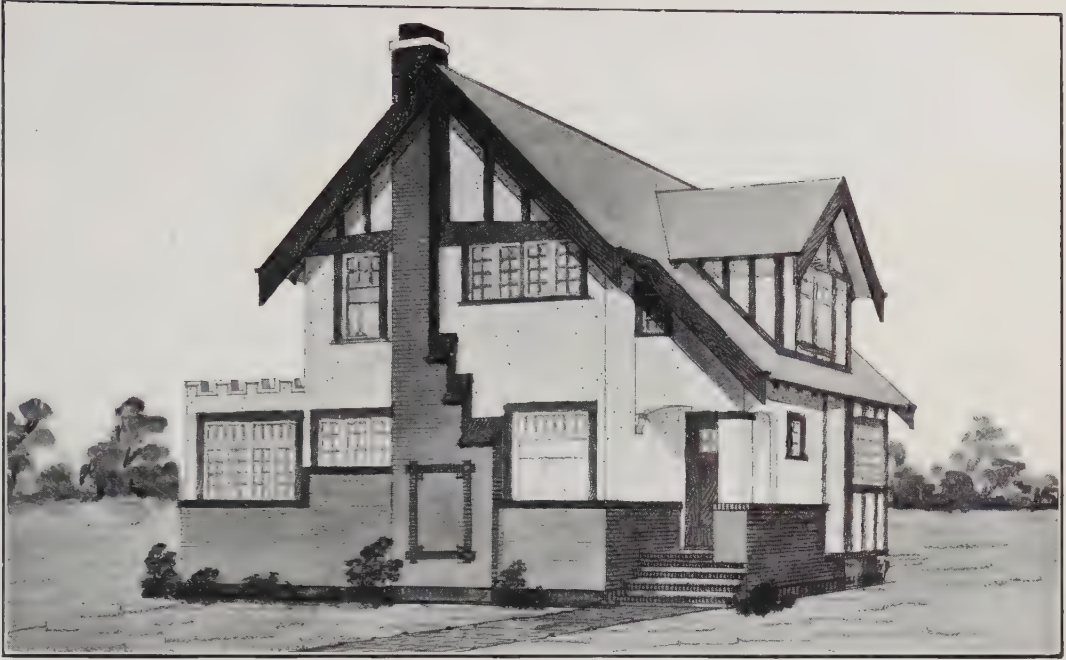
To meet the restrictions of a narrow lot, and yet show an attractive house, the accompanying design has been prepared for an inexpensive cement cottage.

There is unusually simple treatment of details. The exterior walls are of frame, covered with galvanized iron lath and rough cast cement plaster. The walls on each corner of the front are increased four inches in thick-

ness by furring out in order to get the pier-like effect of supporting an extra wide projecting cornice.

The plan is very attractive, showing well arranged and good sized rooms. The living and dining rooms have beamed ceilings and the finish of main rooms is intended to be of birch with maple floors. Three nice chambers are shown on second floor.





DESIGN NO. K1753.

Another stucco cottage of the English type. Entrance, slightly recessed, is to the side, sheltered by the projection of the main roof.

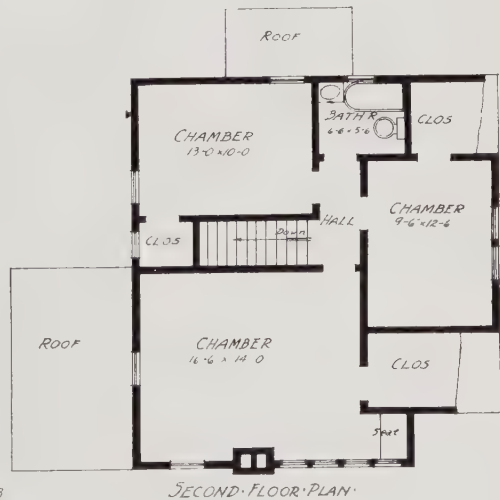
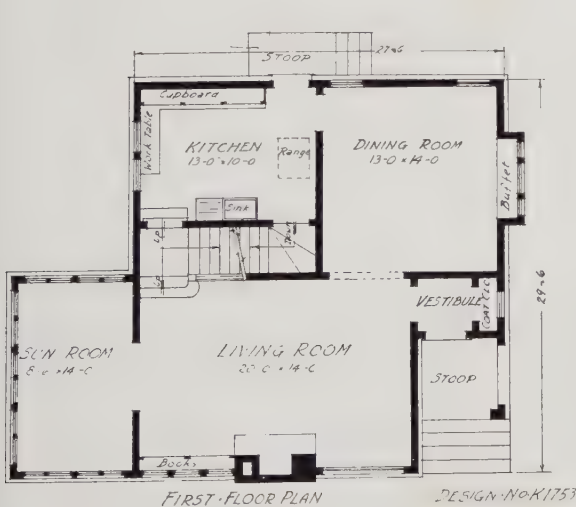
The interior arrangement is very cozy and opportunity is presented by intelligent planning for effective furnishing at small expense. There is an attractive brick fireplace with bookcases at each side, artistic in design, and yet very simple.

The dining room is well proportioned and of good size. It has paneled walls and built-in buffet.

The owner's chamber is the principal room on the second floor, though there are two other good sized chambers shown. They are compactly arranged without waste hall space and each has a nice closet.

A little brick has been used for the exposed foundation wall, porch and steps. Above the structure is of frame, covered with stucco base and three coats of cement stucco. The sun-room is a most desirable feature.

The size is 27 feet, 6 inches by 29 feet, 6 inches.





DESIGN NO. K1757.

The color scheme used for this house is one of its most attractive points. This was in golden brown and yellows; the brick work of golden mottled matt brick, used to the first story sills with tan colored Portland cement stucco above. The shingles were also stained dark tan, though they could be moss green with equally good effect. On the interior this brown tone was also carried out in brown stains on cypress.

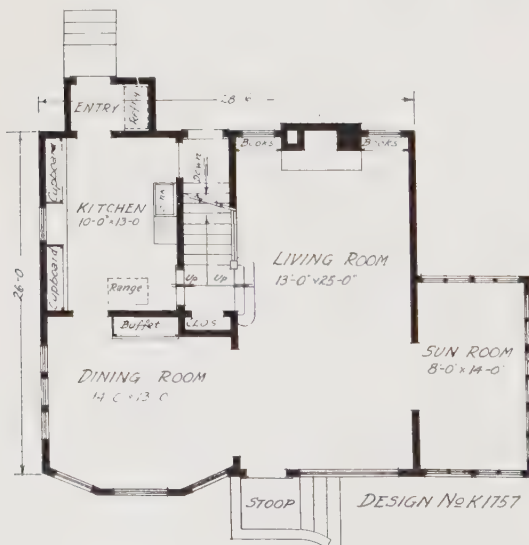
The entrance is to the front, directly into the end of the living room, and attention is called to the fact that the stairway, which opens off this room, is protected against direct

currents of draft whenever the front door is opened.

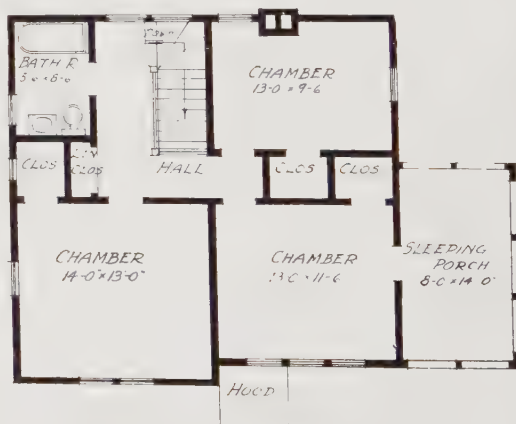
There is a grade door provided in this plan, at the top of the cellar stairs. The kitchen is well equipped, the refrigerator being accommodated at one end of the rear entry.

The sun room has been carried up to provide a splendid sleeping porch above.

The bay of dining room, with its three windows, gives it unusually attractive lines, breaking away somewhat from the ordinary four straight walls. Opposite this bay is a built-in buffet.



•FIRST FLOOR PLAN•



•SECOND FLOOR PLAN•



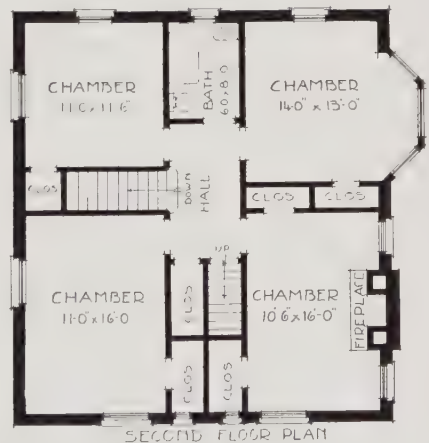
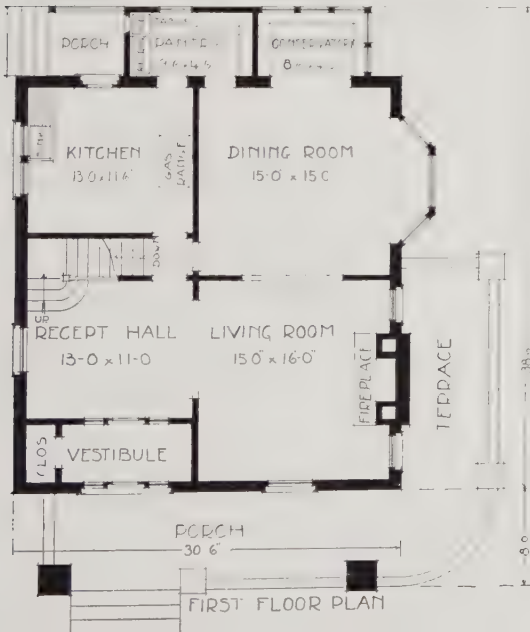
DESIGN NO. K1416.

Another example of rock face treatment in the use of cement block and a good design. In fact, it shows what is really possible in the use of the block. The porch treatment is somewhat unusual and very attractive. The upper gables are finished with shingles and in this third floor three good sized chambers are provided. Stone is used as a porch balustrade which extends in a curve around one side to half the house depth.

A vestibule gives us entrance into reception

hall from which opens the living room through a plain cased opening. These two rooms could very effectively be treated with a beamed ceiling at no great additional expense. A little conservatory is built off of the dining room. The dining room contains a bay window, which is carried up to the second story as well. Hot water heat.

Interior finish in hardwood, with hardwood floors throughout. Yellow pine finish on the second floor.



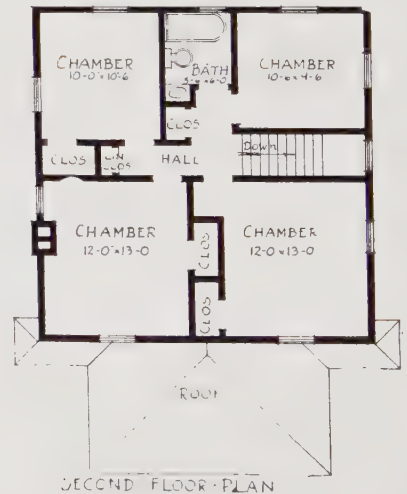
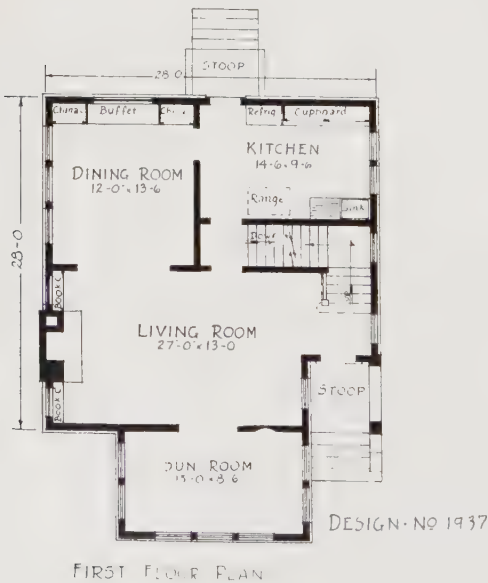


DESIGN NO. 1937.

A very homelike design, made attractive by the unusual treatment of the entrance and the pleasant sun room on the front. Brick work with cement capping has been employed with good effect in combination with stucco on the exterior, and small details have been carefully thought out, as the front basement window will evidence. It is these well-considered, small

details that make all the difference between good and inferior house planning.

On the first floor is the usual large living room of the up-to-date house, with fireplace and flanking bookcases at either side. A wide cased opening leads from living to dining room, opposite which is the built-in buffet and china closets.





DESIGN NO. 1938.

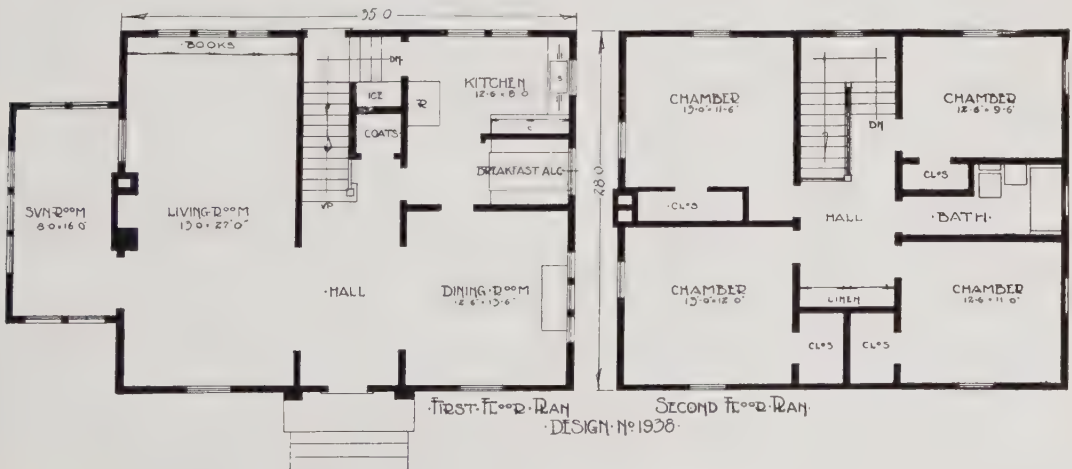
Embellishment has been very effectively given here by latticework and inserts of brick. These little brick inserts are a feature of many of the cement houses erected in semi-tropical climates and add greatly to the artistic effect by supplying the touch of color so necessary to relieve the dead gray of cement work. The entrance portico, also, shows a Spanish mission feeling, with its heavy buttresses, brackets and lanterns.

The plan is quite spacious and this effect is heightened by the wide openings at either side

of the entrance hall through which a vista may be had entirely across the house and out through the sun room.

A good sized coat closet is shown on the first floor and a breakfast alcove provided between dining room and kitchen.

The exterior walls are of frame with metal lath and three coats of stucco, so that while the appearance of this house is very good and compares favorably with many of greater cost, it is not expensive to build.



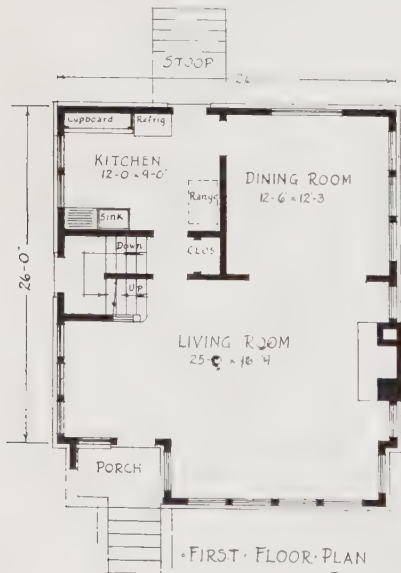


DESIGN NO. 1939.

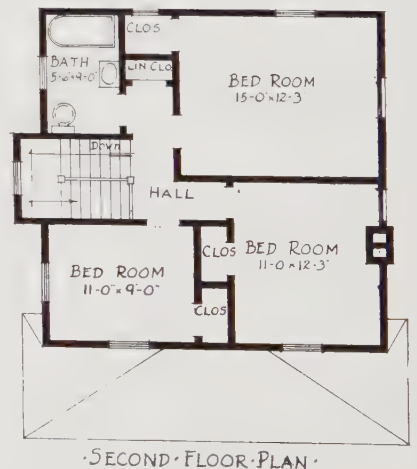
In many of the new homes now being erected the sun room is incorporated into the living room proper, without a dividing partition. This has been done in this plan and virtually makes a sun room of the entire living room. Certainly no opportunity has been overlooked for the placing of windows, and to a more conservative home builder it might seem desirable to omit some of these to secure more wall space for large pieces of furniture.

The living room is of splendid proportions and capable of very effective furnishing, the fireplace and well-designed stairway adding materially both to the appearance and comfort of the house.

The plan is everywhere uncrowded, though so compactly arranged as to require no unnecessary steps in doing the housework.



DESIGN NO. 1939.





DESIGN NO. 1940.

This is rather a formal design and should be allowed a good sized lot to set it off to the best advantage. Lattice work or window boxes might be effectively employed to break the severity of the straight stucco walls. The brick has been laid with recessed joints, a capping set edgewise being used at sill line and step buttresses.

The plan is conventional, also, following closely that of old-fashioned Colonial mansions, showing wide center hall both up and

down stairs, with all main rooms opening from it. The den at rear of living room is, in this case, really a library, but could be devoted to such use as the requirements of the family demand.

All rooms are of good proportions and well arranged. The design offers a comfortable, modern home for the average family, and one that may be constructed without undue expense, on account of simplicity of detail.





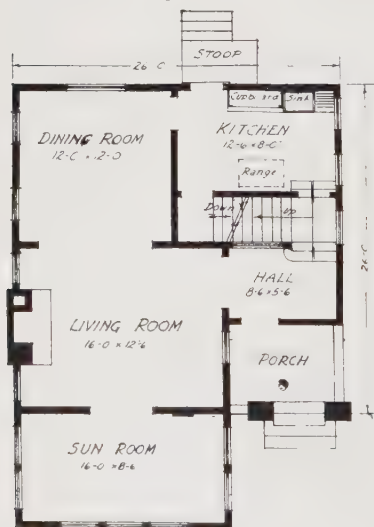
DESIGN NO. 1941.

This house is twenty-six feet square and is designed for the most economical construction without sacrificing either convenience or attractive appearance. The brackets of entrance porch, flower boxes and rafter ends of cornice are the only ornamental details, but dignity is lent by the well-designed roof lines, both of the main house and the sun room.

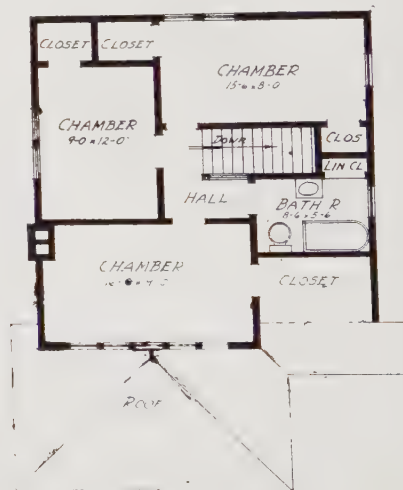
Entrance from the front porch is had through a little hallway from which the stairway as-

cends. From the stair landing three steps lead down to kitchen. This arrangement is most convenient and a great saver of extra steps in doing the housework.

The sun room extends across the full width of the living room and opens from it by means of French doors. The wide dining room opening allows of a vista from front to rear of house and gives an air of spaciousness most desirable in a small house.



FIRST FLOOR PLAN



DESIGN No 194

SECOND FLOOR PLAN

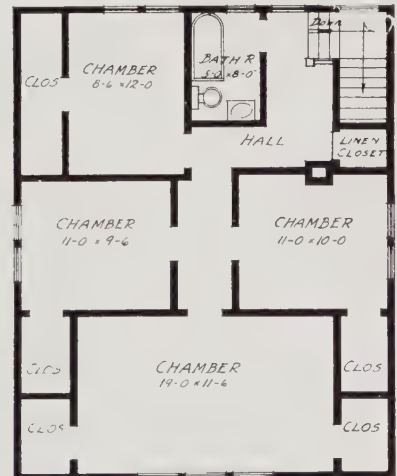
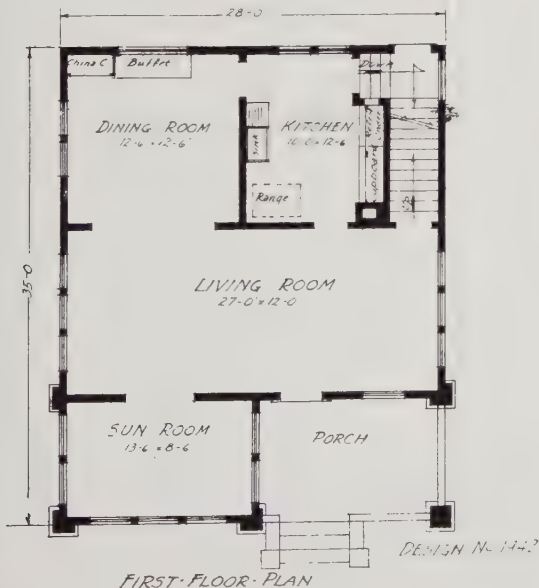


DESIGN NO. 1942.

Heavy cornice brackets and half timber work in the gables give a distinctive touch to this very attractive design. The treatment is unusual without being bizarre and will be found to wear well on account of its good lines. All exterior wood trim is stained brown and shel-laced.

Both open porch and sun room are provided on the front of the house. The stairway lead-

ing from living room is so placed as to avoid unpleasant drafts and utilizes to the best possible advantage a space which might easily be lost in less careful planning. Special attention should be directed to the combination of basement stair with kitchen entrance. This unusual stair arrangement allows four chambers with good sized closets and bathroom on the second floor.





DESIGN NO. 1947.

For the seeker of an "out of the ordinary" house, this design will offer many suggestions. Though this is a stucco house, it has none of the severity of outline usually found in buildings of that type. The broken roof line, lifting over each window or opening, is a very charming idea and suggests the thatched roofing of old English country houses. The blinds, too, add to this effect, while the flower boxes and gay awnings proclaim it the home of a family of decidedly modern tastes.

The porches are both open, but could readily be enclosed if desired.

Large rooms are a feature of the plan. The partition between living room and hall could be omitted with good effect. By cutting down slightly the size of dining room and kitchen, a breakfast room could be arranged between them and would prove a great convenience.

The upstairs porch may be reached from either of the two right-hand chambers and is of generous size.



DESIGN NO. 1947





DESIGN NO. 1972

What could be more attractive than this Dutch Colonial Cottage? It radiates simplicity, neatness and comfort. It would certainly be a joy to call this home "your own" and to have the pleasure to keep up its present appearance.

With such a home it would be almost impossible to allow the yard to become disorderly or the grass too long on the lawn.

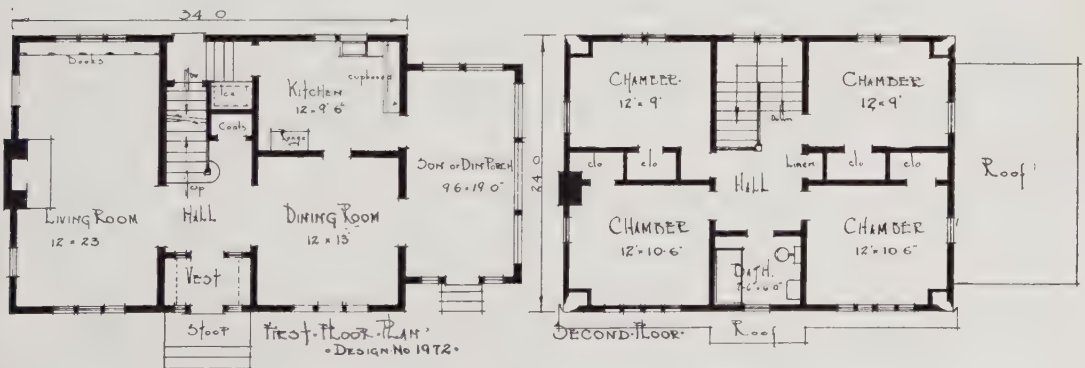
The interior is as attractive and well arranged as the outside. It is a typical arrangement for this type of house but it is one that has proven very efficient. The entrance is thru a vestibule into a center hall which contains the stairway and a convenient coat closet. To the left is the spacious, well lighted living room. It is indeed a very livable room. At each end there is a group of three windows and on the long outside wall there

are two more, one on each side of the fireplace. Bookcases occupy one entire end of the living room under the windows.

The dining room and kitchen occupy the right side of the house and both open onto the sun porch. On nice summer days this would be an ideal place to serve luncheons and dinners. In fact this porch could very easily be made to serve as living room, dining room and sleeping porch during the hot summer months.

The arrangements in the kitchen are very good and will be appreciated by the housewife who does her own work.

On the second floor are four chambers, all of good size and well equipped with closets. All connect by means of halls with the bathroom and stairs. A linen closet is provided in the hall.



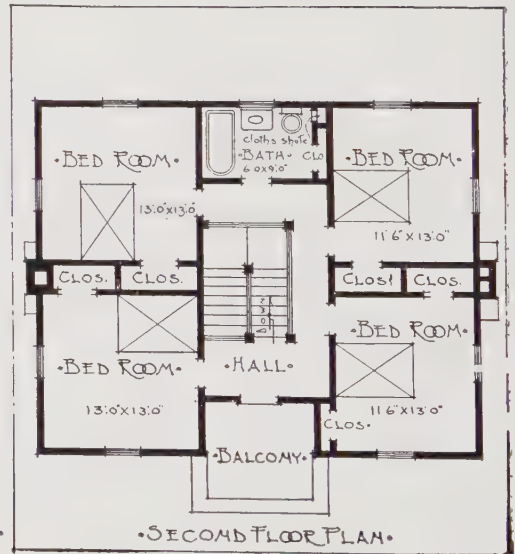
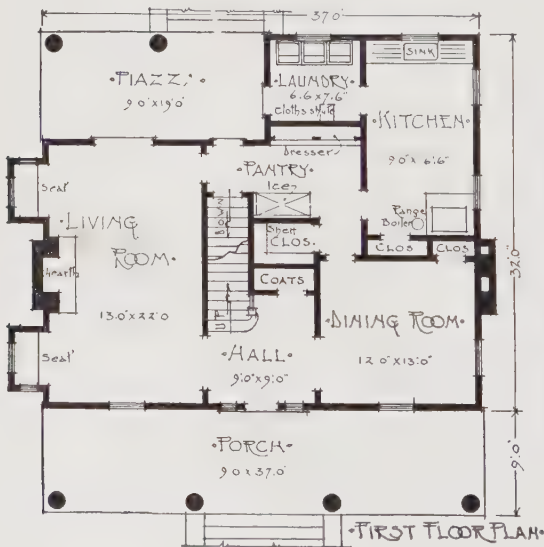


DESIGN NO. 1321

The above picture is selected as representing the best in small, two story bungalow-cottage construction. A most noticeable feature is the sweeping slope of the roof. The massive porch columns and the little rectangular bays flanking the exposed chimney are charming.

The floor plan offers a very compact and convenient arrangement. The living room, 13 x 22, is extremely fortunate in decorative features, and opens on both front porch and piazza. A door at the rear opens into a roomy pantry furnished with dresser, refrigerator space, and a large store closet. The pantry connects kitchen and dining room and

has a service door leading to piazza. The kitchen is large and well lighted and has a pot closet handy to the kitchen range. Adjoining is a laundry with chute from second story bath for soiled clothing. One ascends to the second floor from the centre entrance hall. At the right of the stairs is a convenient coat closet and wide openings connect with the adjoining living room and dining room. The second floor contains four large bedrooms and bath. Each room is provided with ample closets. A basement is provided under the entire house with a full accommodation of heating plant, laundry room, etc.





DESIGN NO. 1919

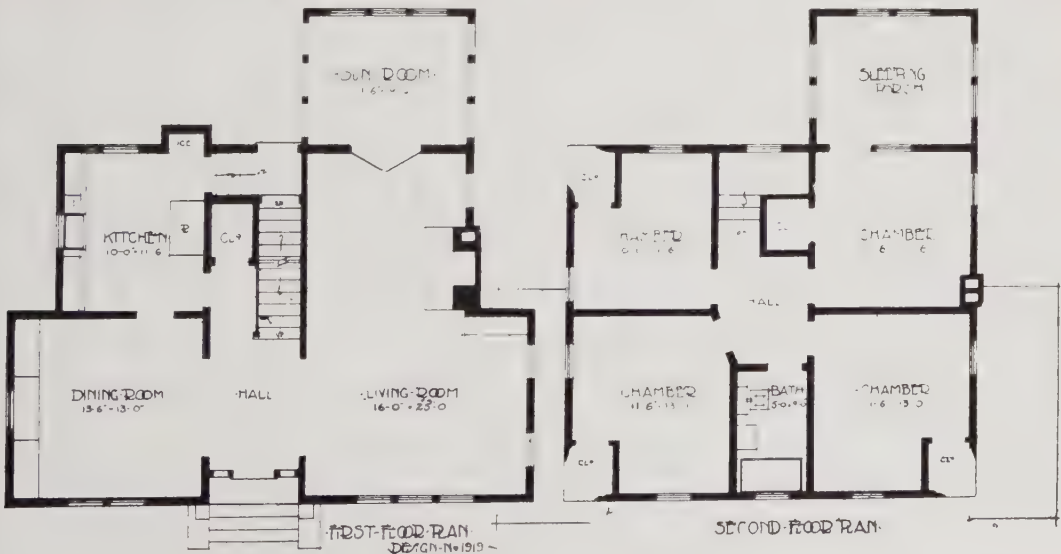
This design is a modernized adaptation of the Dutch Colonial style, a type that is forever popular. The exterior suggests beauty and comfort as well as prosperity. One would know that the owner of this home was a successful business man.

The first story walls are stucco over frame construction with a belt course of brick at the base. This brick may be seen in the illustration forming the buttresses for the entrance steps. The side walls for the second story are of siding painted white. The roof is of shingles stained a rich green, carrying out the usual color scheme for a Colonial design.

An abundance of room is given on both the first and second floors. The rooms on the first floor open off a center stairs hall, the living room occupying the entire right side and the dining room and kitchen on the left. A sun room is located off the living room at the rear connected by French doors.

On the second floor are four large chambers, a sleeping porch and bath. All chambers are well equipped with closets.

A full basement is arranged under the main part of the house with the usual provision for heating plant, fuel room, vegetable storage, laundry, etc.





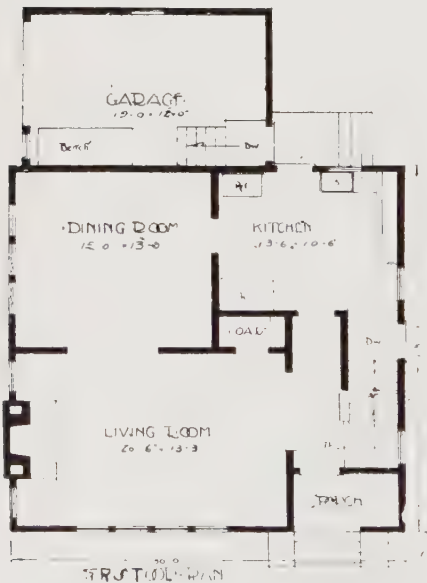
DESIGN NO. 1918

Simplicity is the keynote of this attractive home set among the trees. The exterior walls are of wide siding painted a shining white. Roof of shingles stained green.

The interior arrangement is all that one could ask—large living room with fireplace and coat closet; well lighted dining room and a conveniently arranged kitchen from which start stairs to grade and basement.

An added feature of this design is the garage which forms part of the house; entrance to which is from the back porch. This can be omitted if desired.

Three chambers, a sewing room and bath room make up the second floor. Ample closets are provided. Basement under the entire house but not under the garage. Hot water heating plant.



DESIGN NO. 1918



DESIGN NO. 1936

A Dutch Colonial design, very similar in exterior treatment to Design No. 1919, although quite a little smaller. The interior arrangement is altogether different. The living room and dining room extend across the entire front of the house, with kitchen on the right, and a downstairs chamber in the other corner.

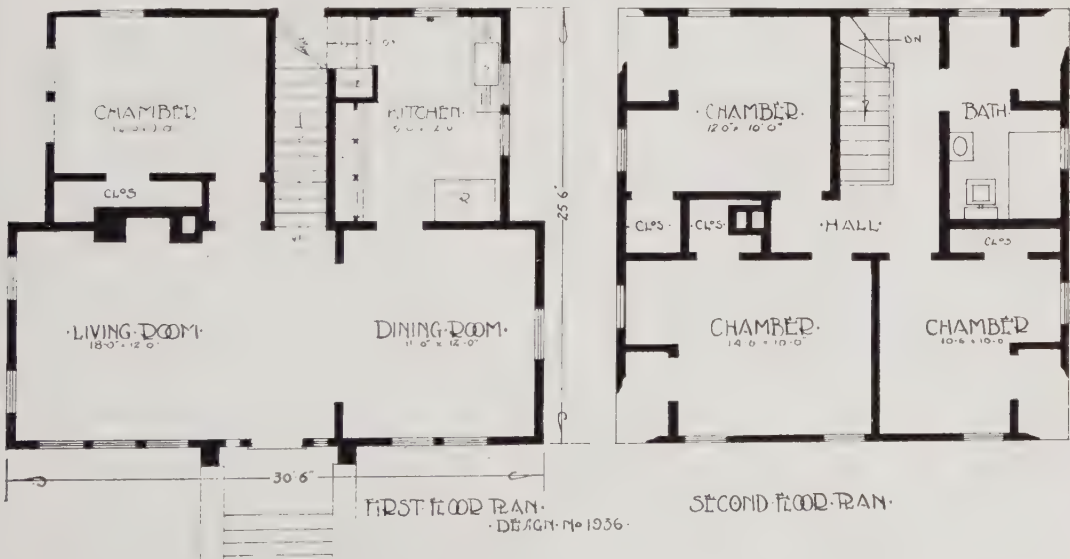
Stairs to second floor start from living room and go up between kitchen and chamber.

On the second floor there are three chambers and bath. In the chambers there is gen-

erous provision of closets, as there are two in each, a feature that will be appreciated by the lady of the house.

The basement, which extends under the entire house, contains hot water heating plant, fuel room, laundry equipment, and vegetable storage space.

The house is 30 feet 6 inches wide by 25 feet 6 inches deep, and could be built on a forty foot lot, although a wider would make a nicer arrangement.





DESIGN NO. 1457

A colonial home appeals to nearly everyone. In this design the full second story height is cleverly carried up in the dormer, while the gambrel ends and projecting eaves carry the feeling of the one-story house. The lower as well as the upper sash is divided into small panes in the New England way. The trellised treatment of the porch corners and of the lattice bound posts at the entrance with its latticed enclosure promises a clambering rose or some beautiful vine for its covering.

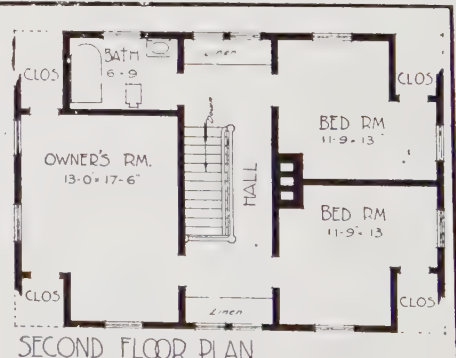
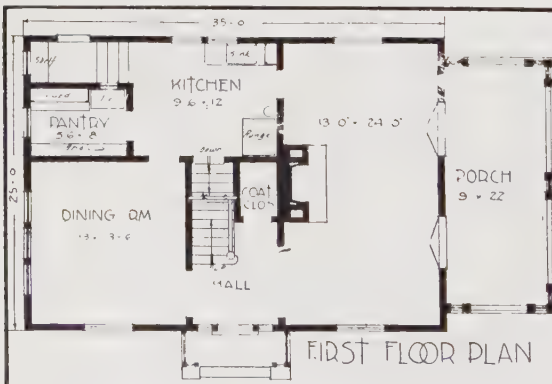
The entrance from the porch is into a central hall, lighted from the side lights on either side of the door. A wide cased opening communicates with the living room which extends across the entire width of the house, with the sun porch beyond. Two pairs of French doors open to the porch. A wide fireplace fills the

center wall of the living room. A door connects the living room directly with the kitchen.

On the other side of the hall is the dining room with its wide window in front and group of three windows on the side. Beyond, but without direct connection with the dining room, is the pantry, opening from the kitchen. Here are shelves and cupboard and also the ice box, convenient to both kitchen and dining room and iced from the entry.

On the second floor are three bedrooms and a bath, with closets under the roof which give excellent hanging space.

There is a full basement under the house with the usual arrangements for heating plant, laundry, storage, etc. The furnace flue, fireplace and range flues are all accommodated in one chimney.





DESIGN NO. 1970

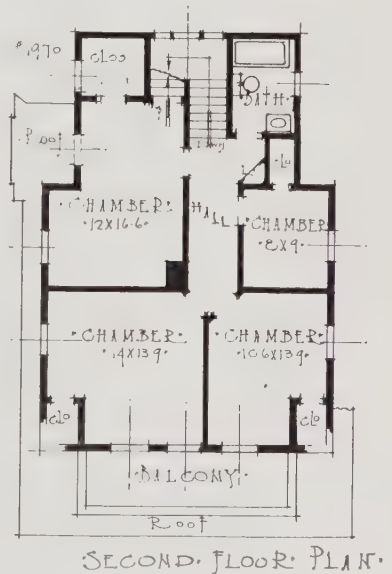
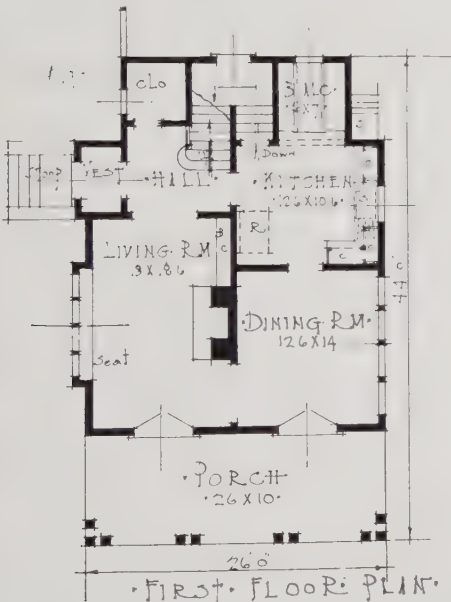
Here is shown a home rather unusual in appearance and in the arrangement of rooms, but one, we believe, that will appeal to many. To furnish the proper setting one should have a lot larger than is ordinarily available in cities. Such lots can be secured in the suburbs of cities or in smaller towns. It would make an ideal home for the lakeside.

A close study of the floor arrangements will reveal many conveniences. Entrance is thru a vestibule into a hall containing the stairs and a very generous sized coat closet.

The living room, dining room and kitchen are all of good size, well lighted and arranged with reference to each other. The porch connects with both living and dining rooms and will be found a very delightful place in summer.

A breakfast alcove in the kitchen adds to the other well arranged features.

The chambers, four in number, provide sleeping quarters for a good sized family. All open on a hall connecting with bathroom and stairs to first floor.





DESIGN NO. 1367.

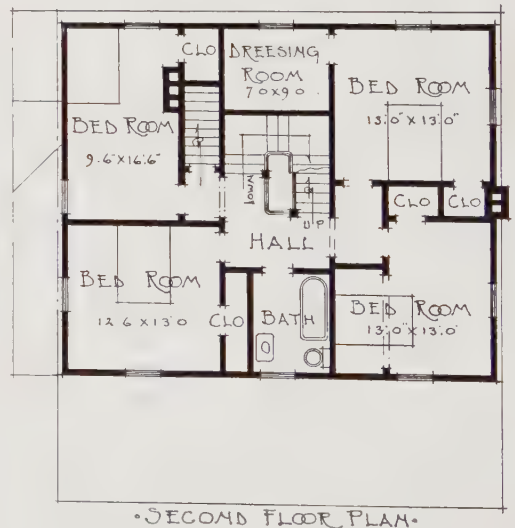
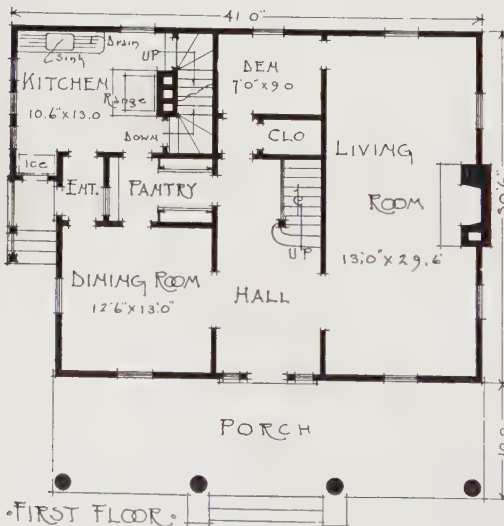
Not only is the exterior appearance of this design gratifying to the most exacting taste, but the floor plan arrangement especially, to the artist or musician, is pleasing in the extreme, for its magnificent living room offers great possibilities.

The central hall is very often the keynote and most important feature of a good practical plan, as is plainly evident in the arrangement of rooms of this design, and a bay window on the dining room, extending almost its entire width and projecting upon the porch about four feet, would very satisfactorily enlarge this room, if such were desired, and still not seriously encroach upon the very ample porch. This porch is of course intended to be screened in and a little additional expense

would glass it in, making of the entire space a beautiful sun-room.

Exterior walls of the design are stucco and the foundation up to the water table may be either concrete, stone, or brick, as desired. The large round columns of the porch are stucco and may be built on either wood furring or a solid brick base.

In this book is shown a very similar house as to exterior and with an identical roof and dormer treatment. The front porch is different and the interior plan entirely different. If this exterior appeals to you and not the floor plan, study the plan of design number 1344. Several rooms are finished off in the third story. Total width, including porch projection, 41 feet; depth, 30 feet 6 inches.





DESIGN NO. K 1755

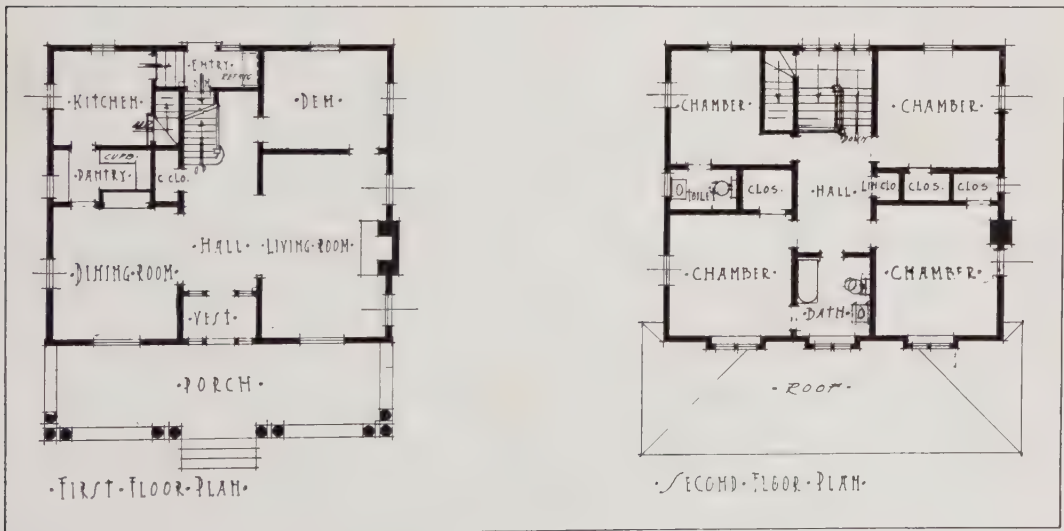
With gambrel roof broken by three well proportioned dormers and with the wide, roomy porch, this design is very homelike and inviting. Entrance is through vestibule into a large central hall with a generous sized living room and cozy den on the right, dining room and kitchen opposite. There is a good coat closet provided just at foot of stairs.

Four very good sized chambers are provided on the second floor with bathroom situated between the two front rooms. Private toilet

is provided for guest chamber. Good closet space is provided.

There is a full basement under the entire house accommodating a hot water heating plant, fuel, vegetable and storage rooms.

The finish of the principal rooms on the first floor is birch or gum wood with hardwood or cypress with white enamel finish. Birch floors throughout. Width, 36 feet; depth 31 feet not including porch.



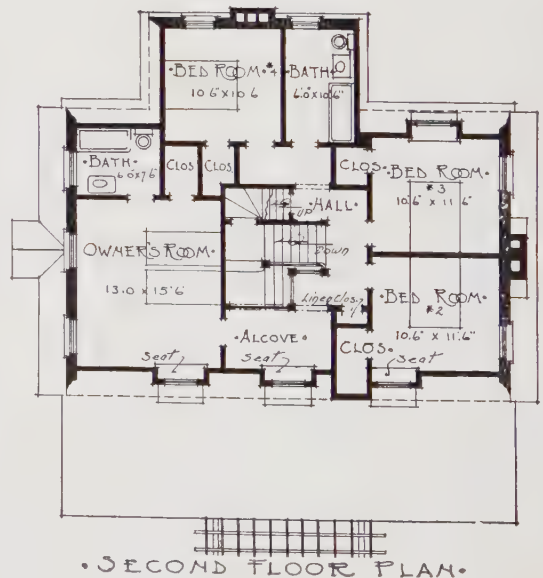
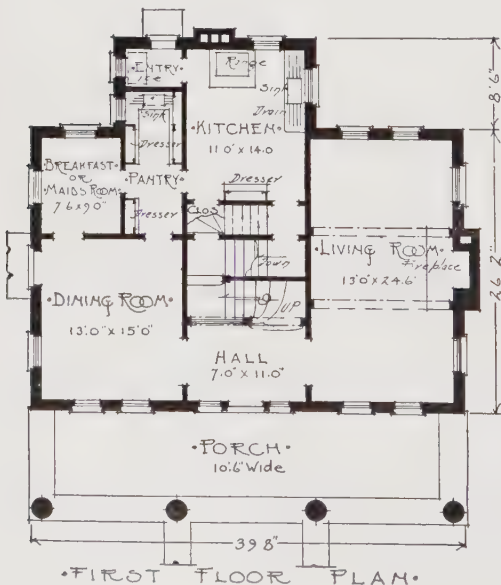


DESIGN NO. 1344.

A large semi-colonial residence of hollow tile stuccoed, with the massive porch columns and pergola covered porch as the outstanding features. This is a two and a half story home with plenty of room for large family. The large expanse of gambrel roof is well broken to secure a good balance. A mammoth brick chimney at one end furnishes the fireplace and vent flues, and a second chimney in the center takes care of the steam heating plant and kitchen range.

A portion of the front porch has been glazed in, making a nice sun-room and may be arranged to open off of dining room through French doors. The interior is interestingly arranged with large living room occupying the entire north side and equipped with open brick fireplace.

The second floor provides two bathrooms, four chambers, full height ceilings, and dressing room. Basement with boiler room, laundry and billiard room, complete.





DESIGN NO. 1953.

Another design of the Dutch Colonial style is shown herewith. Effective use is made of the pergola over entrance. Where there is room the side pergola will also add to the charm of the design.

The usual green and white color scheme has been used with wide siding for side walls and shingles for the roof.

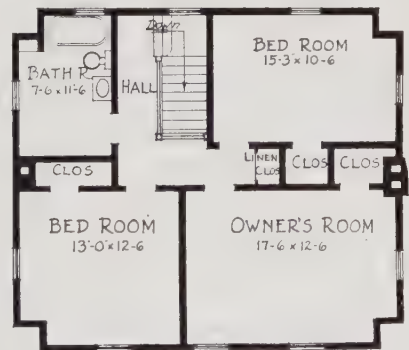
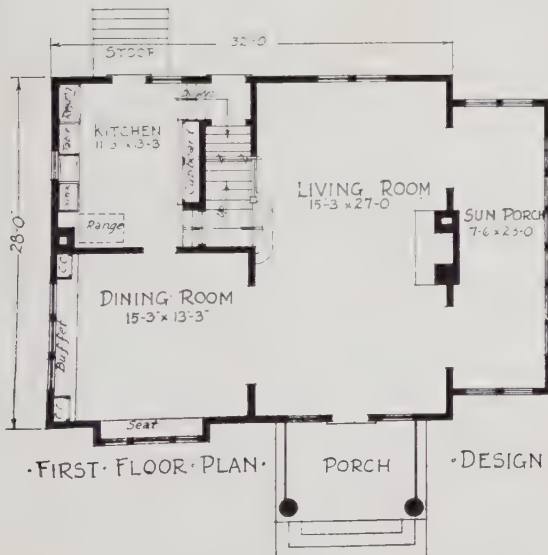
Entrance is directly into the living room, which, with the sun room, occupies the right side of the first floor. On the left are the dining room and kitchen.

A very nice arrangement of the stairway has been secured opening from both living room and kitchen.

Other features are the fireplace in living room and buffet and window seat in the dining room.

The second floor has been laid out for three chambers and a bath. One chamber is somewhat larger than the other two and is intended for the use of the owner.

Full basement under the entire house.



•DESIGN NO. 1953•



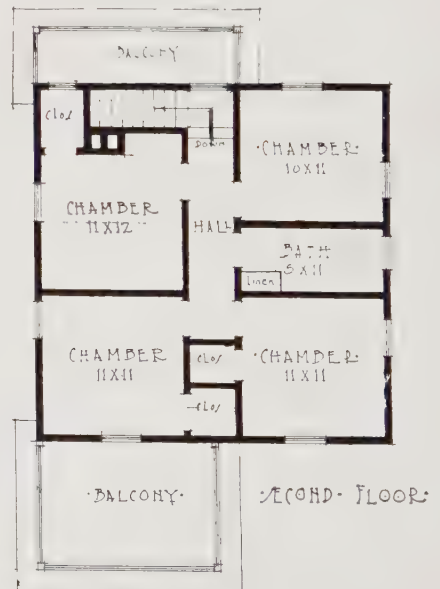
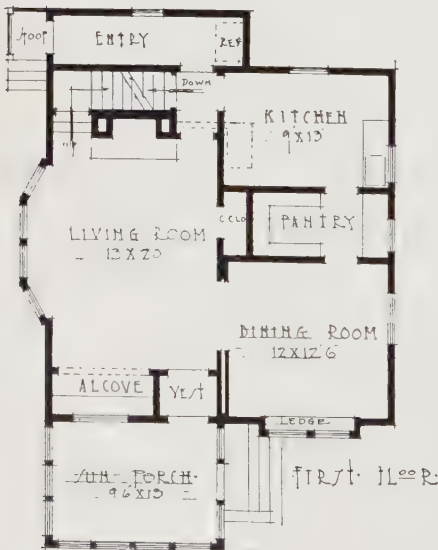
DESIGN NO. K 1745

This is a design that will interest all those who are enthusiastic over a house built on the principle of a rectangle. So cleverly are the wall spaces broken by the bay windows and the porches that it does not have the severely plain appearance of many square house and yet it loses none of the simplicity that we associate with this type.

At the front and rear are big, roomy porches, and the living room, 13x20, takes up

one whole side of the first floor. At the end of this is a big fireplace which invites everybody to gather around it by night, while the bay window is equally delightful by day.

Four large bedrooms and bath complete the arrangement of the second floor. Each bedroom has a good sized closet, and there is a linen closet in the bathroom. There is not an inch of wasted space in the house.





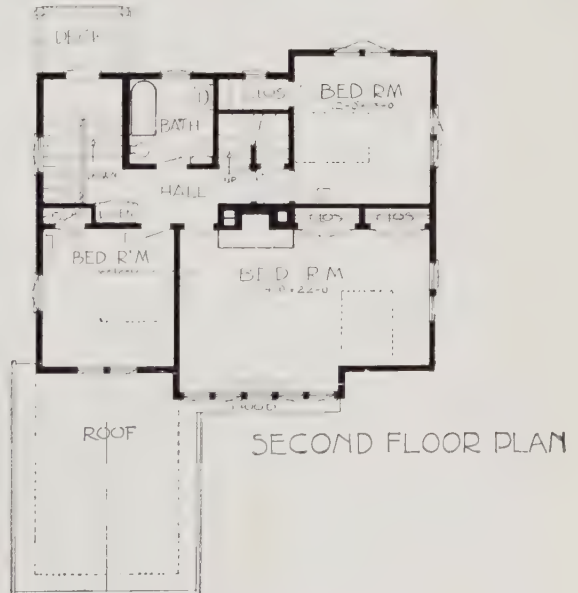
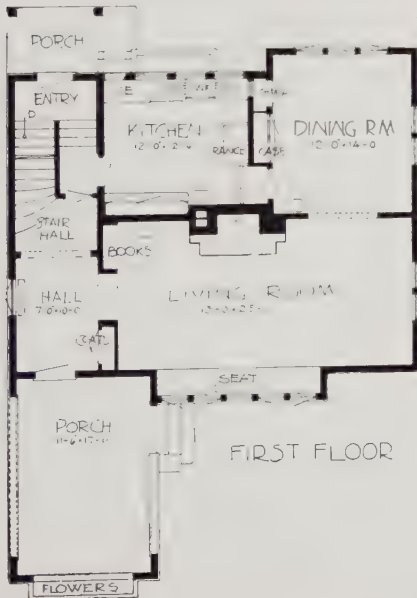
DESIGN NO. 1917

This is an attractive exterior, in a rather unusual combination of wide, rough-sawed siding, stained brown with cement plaster above the second story window sills, and is an instructive example of the excellent results that may be obtained when wood is the material chiefly used in construction.

The unusual placement of the windows in two long groups and the unusual depth of the porch projection, required, and have received, careful handling. The arrangement of the floor plan is also unique, with special attention paid

to the conveniences of the service portion. The location of the closed stairway deserves notice, as it is easily accessible from both the front and the rear, without the expense of a separate back stair. Stairs to grade and basement are shown under main stairs.

The finish of the first floor is oak, with yellow pine in service portion. The second floor is partly birch stained brown and partly white enamel. Built-in wardrobes are a feature of the large front chamber, which is a veritable sun-room in itself.





DESIGN NO. 1018

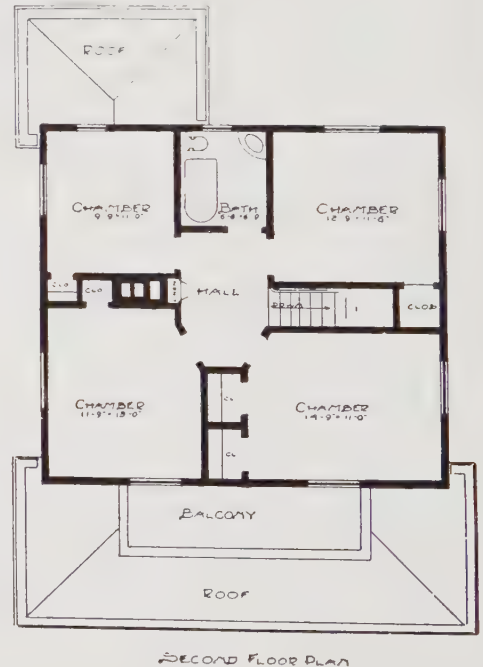
This is one of our most satisfactory houses and is an exceedingly attractive design containing seven good sized rooms, besides a fine reception hall. A butler's pantry is provided between dining room and kitchen. Provision has also been made for rear entry and ice box and a nice back porch roofed.

Basement extends under the entire house, and is provided with hot water heating apparatus; also fuel bins, vegetable bins, etc.

The finish of the principal rooms of first story is birch, with hardwood floors; balance of house, pine stained.

The exterior walls are shingled to bottom of second story window sills with belt course of stucco. Window casings of second story are narrow and set flush with wall.

Width, 31 feet; depth 27 feet 6 inches; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; basement, 7 feet 6 inches.





DESIGN NO. 1211

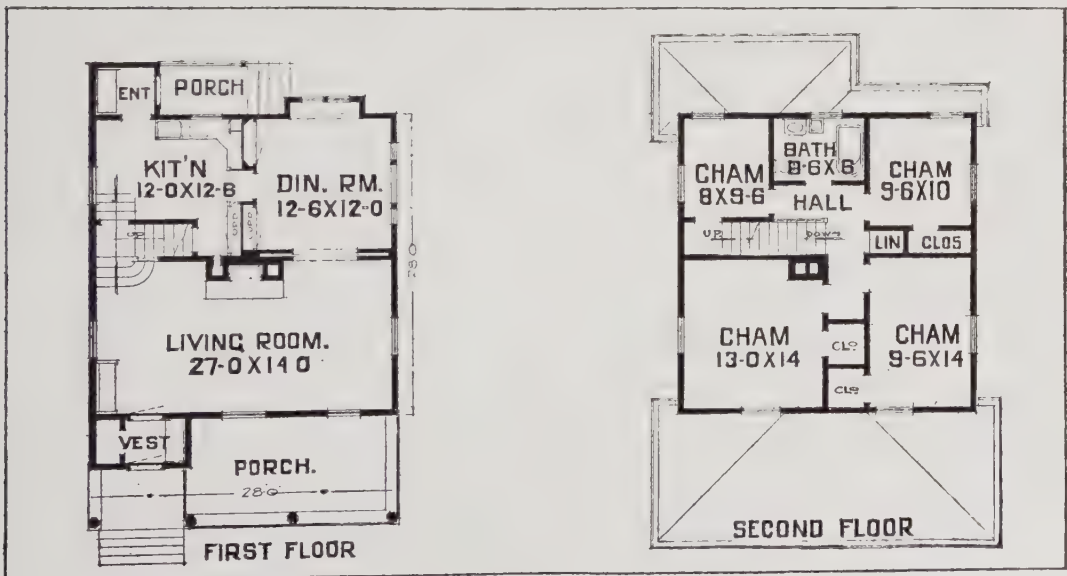
Unquestionably the square house gives the most space for the money that it is possible to obtain. There is absolutely no waste room and in this plan, several interior built-in features are shown which add materially to the comfort and attractiveness of the home.

The large living room is nowadays considered essential to a well planned house, and is very well handled here, having a generous fire-

place centered in middle of the house so that one chimney will serve for kitchen range and heating plant also.

Four chambers, with splendid closet provision, and full story heights on all walls are most conveniently arranged on the second floor.

The house is 28 feet square, exclusive of porch projections.

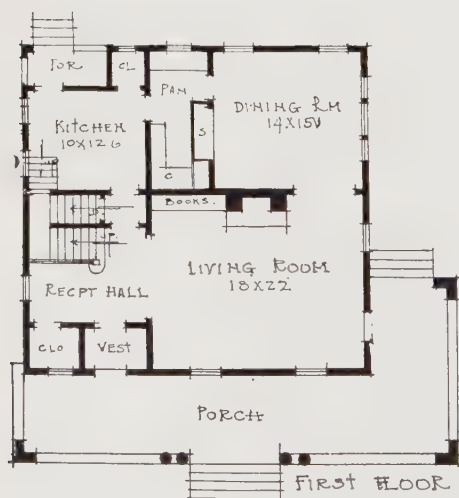




DESIGN NO. K 1667

A very charming, home-like residence, with stucco for the first story and shingles used in the upper gables formed by the pleasing lines of the gambrel roof. We present a very "homey" picture of this design which will appeal strongly to the home building sentiment. There is a large porch extending across the front and leading part way down the side. The entrance is at one side, into reception hall with large living room across the front. There is an unusually large pantry with cupboards.

Combination stairway from kitchen. Full basement, with hot water heating plant. Owing to the good width of this design, four chambers are secured with additional sewing room dividing the two front bed rooms. Note how little space is taken up by the hall. The entire second floor space is used to good advantage. The wall height of the first floor is 9 ft., 2 in.; second, 8 ft.; with rooms full height. Interior finish birch or gum wood and pine on second floor with hardwood floors.





DESIGN NO. 1961.

Picture this home in the suburbs of one of our larger cities. Set well back on a generous-sized lot with the yard well cared for and with bits of shrubbery and flowers arranged around the porch, it is such a home as would be owned by a successful business man.

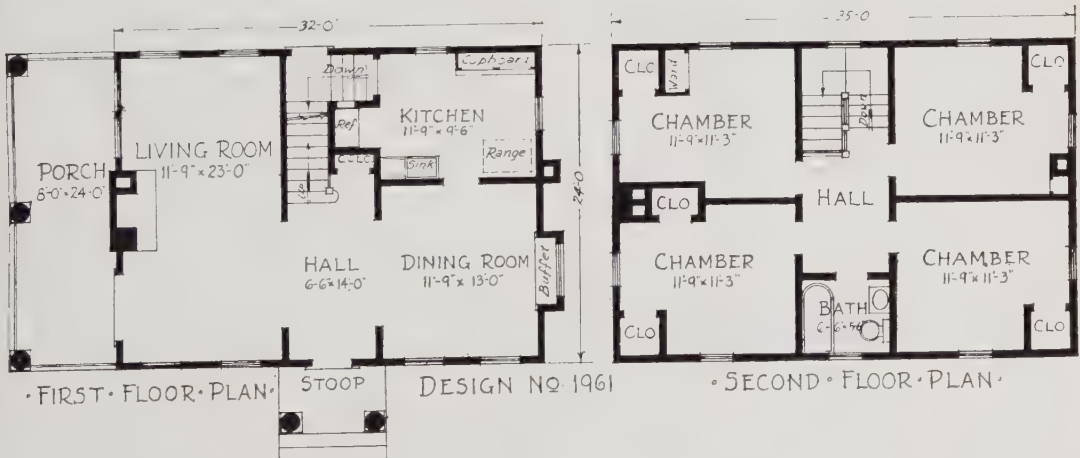
The exterior is of the Dutch Colonial style and the treatment is exceptionally good. The outside walls are of shingles laid in alternate wide and narrow courses. Painted white and with the window blinds and roof of moss green it carries out the usual Colonial color scheme. A generous porch is located on the left side, which is screened on the street side by a white trellis. With roses climbing over this trellis

will make a very beautiful spot in summer.

The interior arrangement is typical but one very hard to improve upon. The first floor contains living room, dining room and kitchen and the second floor four chambers of equal size, and a bath.

The features that are worthy of mention are the large, well-lighted living room with fireplace, the offset for buffet in dining room, and the well-appointed kitchen with entrance at grade.

There is a full basement under the entire house equipped with the usual fuel room, vegetable cellar, laundry tubs, etc. A hot water heating plant is intended to be used.



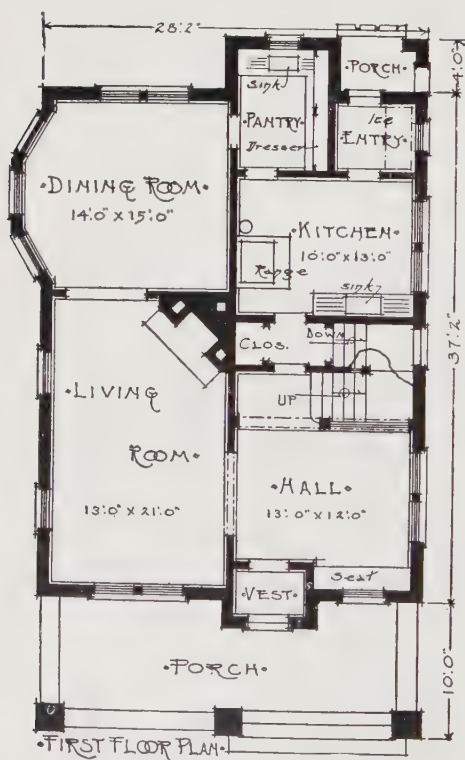


DESIGN NO. 1329

The well-proportioned and substantial cottage pictured above is an excellent type for a seashore dwelling, while it is equally appropriate for a house in other suburban localities.

The floor plans suggested below give an ideal arrangement of eight generous rooms, together with pantry and bath. The basement contains a laundry and storage room, and extends under the entire house. A grade entrance on the side leads to kitchen and base-

ment, and so does away with the troublesome and unsightly cellar hatchway. The generous dimensions of the rooms on the second floor will appeal to many, and the large and numerous closets will be a joy to any housewife. The French windows opening onto the covered balcony from the rear bedroom make a thoroughly enjoyable feature, and when open will practically make that chamber an outdoor sleeping room.





DESIGN NO. K 1550

A home built in southern Minnesota with exterior walls of shingles, stained a deep brown and with white trim, makes an exceedingly attractive design.

This house stands a long ways back from the street. It has a bracketed hood forming the shelter for the main entrance. The sun porch is then placed on the side, reached from the living room through French windows.

The roof is perfectly plain, shingles stained a moss green.

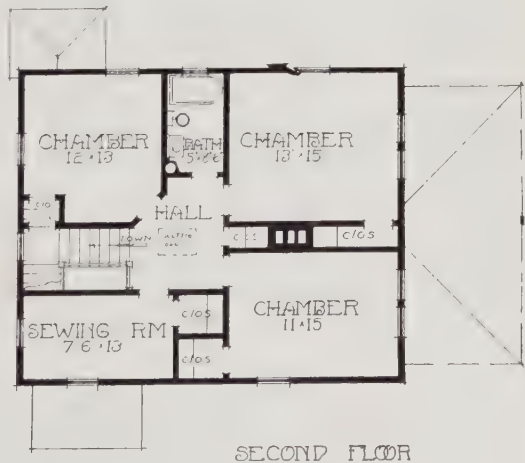
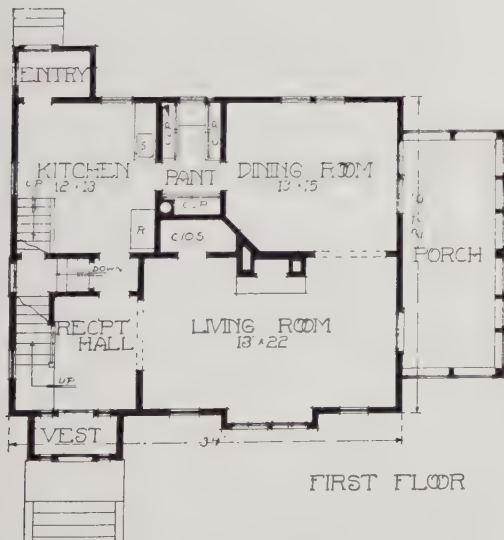
The living room is of good size with open fireplace and with a wide cased opening leading to the dining room. The kitchen and

pantry accommodations are very complete.

The combination stair helps to keep the plan as compact and convenient as possible. On the second floor are three good chambers, a large dining room, bath and good closet space. There is a full basement with concrete foundation, hot water heating plant, laundry, storage, fuel, etc.

The floors throughout are in hardwood, with oak finish in the principal rooms on the first floor. Second floor in pine for white enameling.

Size, inclusive of porch, 27 feet 6 inches by 34 feet.





DESIGN NO. 1485

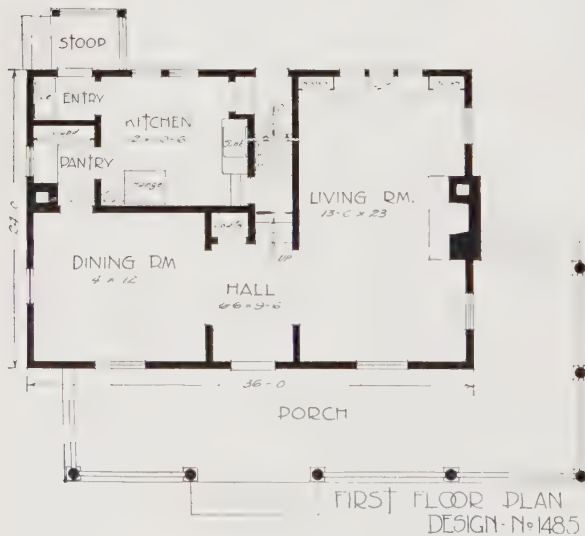
The wide porch which extends across the entire front of the house and extends one half way around the right side, is very inviting. Equipped with screens, this would make a delightful outdoor living room in summer.

We show here a very attractive substantially built home for a prosperous business man.

The entrance is into a center hall from which extend the stairs. On the right, through a cased opening, we enter the large living room

which takes up the entire right side. A fireplace is situated on the outside wall and at the end of the room a cozy corner has been arranged with a seat under a group of three windows and book cases on either side. On the left of the hall are dining room, pantry and kitchen.

On the second floor are four good chambers and bath. All are well provided with closets.



No. 1263

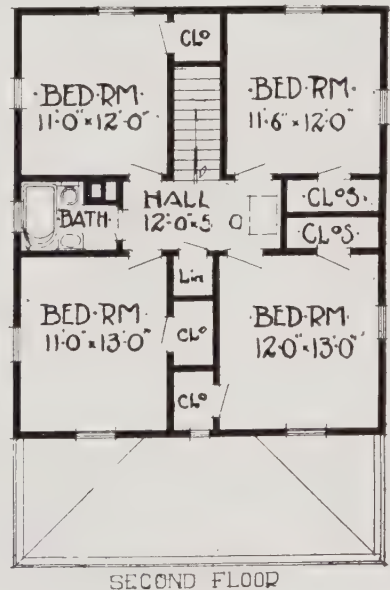
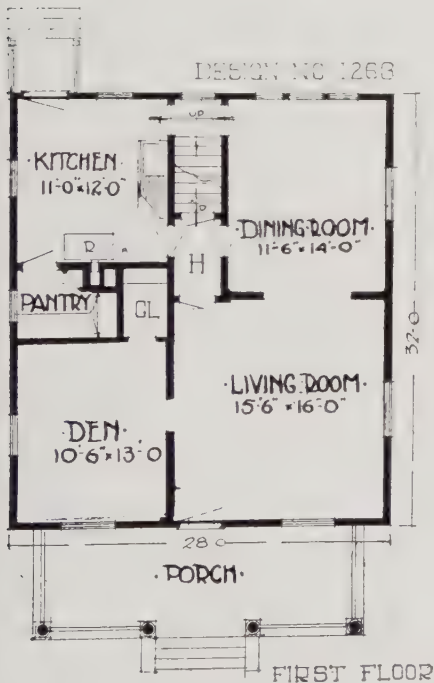


DESIGN NO. 1263

An inexpensively designed two-story residence, built of lap-siding up to second story window sills and shingled above. The design is of the square type which always permits of utilizing the space in the most economical way and gives the most for the money. Corner boards are used. Hot air furnace is planned.

Basement extends under entire house and has the usual fuel room, laundry equipment, vegetable cellar, etc. The interior finish is cypress stained and hardwood flooring.

Width, 28 feet; depth, 32 feet; height, basement 7 feet 6 inches, first story 9 feet, 2 inches, second story 8 feet.

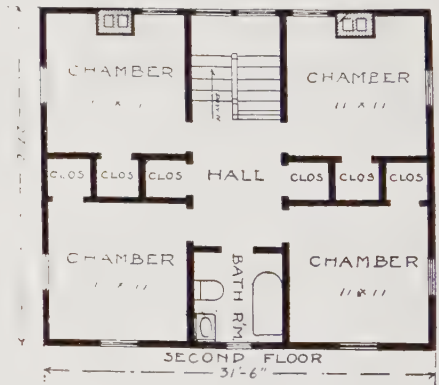
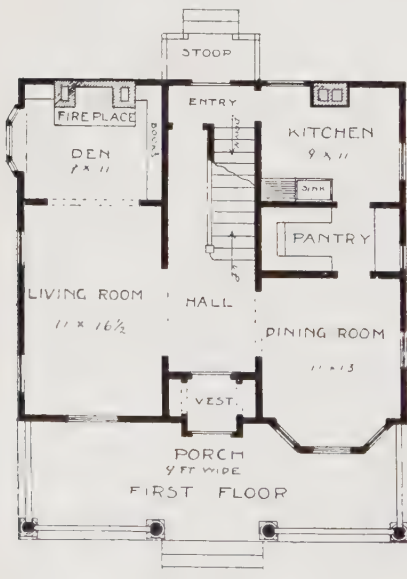




DESIGN NO. K 1355

This is a good sized Colonial house. It is in the style which will ever be a popular one with the American people. One of the attractions of this house is the broad porch. The plan is exceptionally complete. The stair hall is through the center of the house, which always makes a convenient arrangement of

rooms on both floors. At one end of the living room is a library or den, with a fireplace and a picturesque little oriel window with its broad sill four feet from the floor. Size of house 27 feet by 31 feet. Height of first floor 9 feet 5 inches. Height of second floor, 8 feet 3 inches.





DESIGN NO. 1313

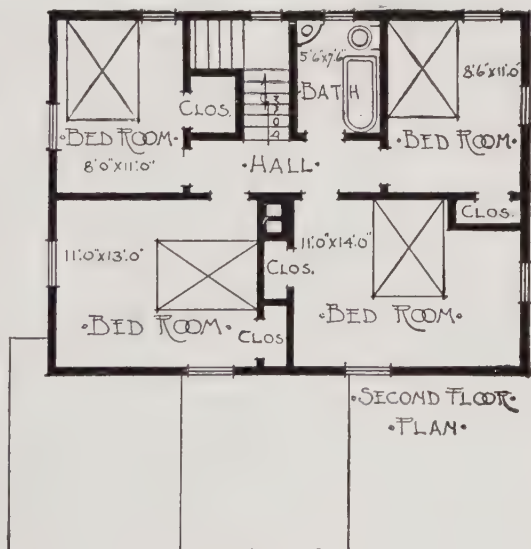
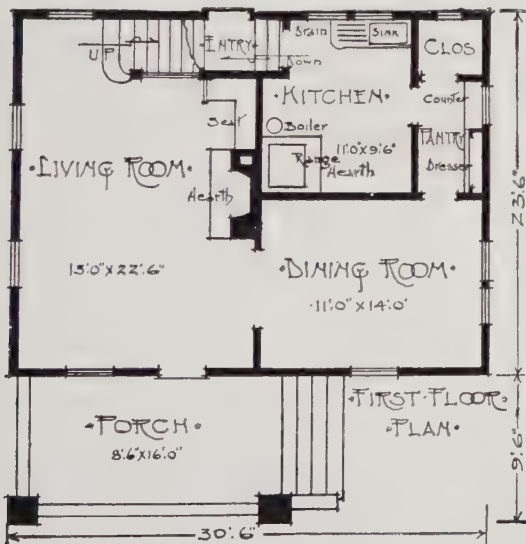
This house will fully meet the demands of the home builder who must have the fullest possible value for every dollar expended in a home. The wall and roof lines are unbroken and so most economical to construct. The plan is compact and convenient in the extreme. The lines of the porch are very good, with the low roof, sturdy corner supports and artistic brackets. The porch is 8 feet 6 inches wide and 16 feet long, and has the wide roof projec-

tion so essential to a sunny exposure. It is easily convertible into an inclosed sun porch.

Four bedrooms give accommodation for a very good sized family and the first floor rooms are all of generous dimensions and very well arranged. Full basement with hot water heating plant, laundry, fuel rooms, etc.

This is another house that would fit nicely crosswise of a 50 foot lot.

Size 30 feet 6 inches by 23 feet 6 inches.





DESIGN NO. 2000.

This home is the simplest and yet one of the most economical types in building of the semi-colonial house in the rectangular plan. The entrance is into a central hall, with the arched stair window at the rear. French windows open to rooms on either side of the entrance. Porches form wings at either side. There is a hooded side entrance and beyond it, the lattice enclosed service yard, which stands between the house and the garage.

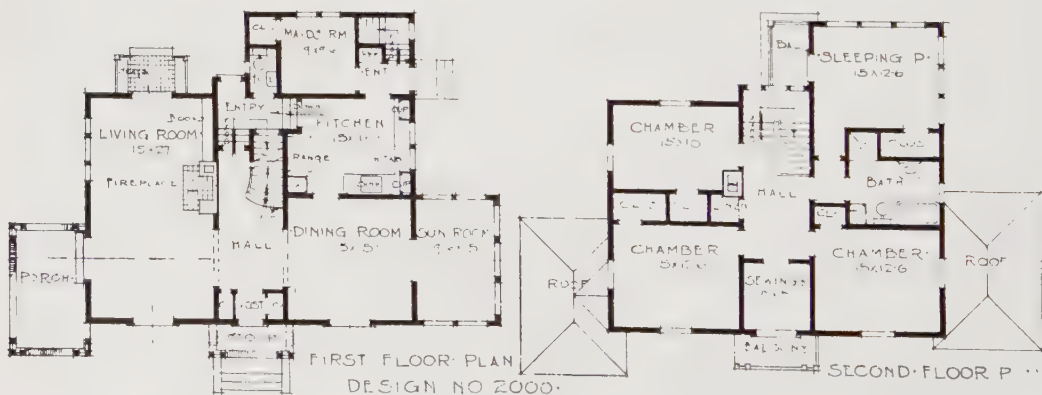
The planting at the side and rear, keeps up the beauty in winter as well as summer; the evergreen trees being even more effective in a setting of snow. The planting about the porches and French windows is luxuriant, and on one side, forms a screen to the window.

While this house is shown to be built of shingles, either siding or a stucco exterior would be equally appropriate. It is a real home

which every one will like; it is satisfying, and though of fair size being so simply designed and conveniently planned, readily fits the needs and tastes of the average home builder.

One of the interesting features to the interior arrangement is the sweeping view through all of the front rooms. They all open up so that there is a clear view from the sunroom, across the central hall, through the living room, out onto the side porch.

We would speak of the basement which is well lighted by "area" windows on the sides and rear. This type of window is shown because the house rests close to the ground. The large basement is very carefully arranged as to the placement of the laundry, drying room, vegetable room and location of hot water heating plant. The house is 40x38 feet, exclusive of sunroom and porch.



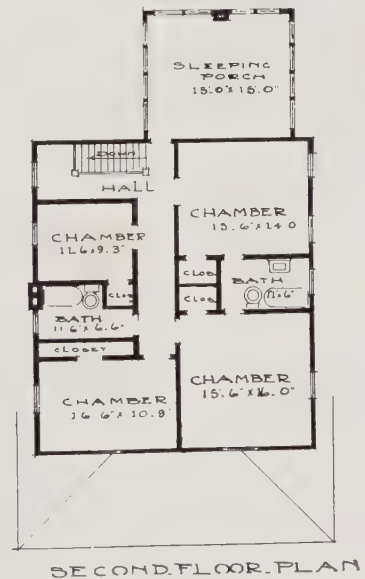
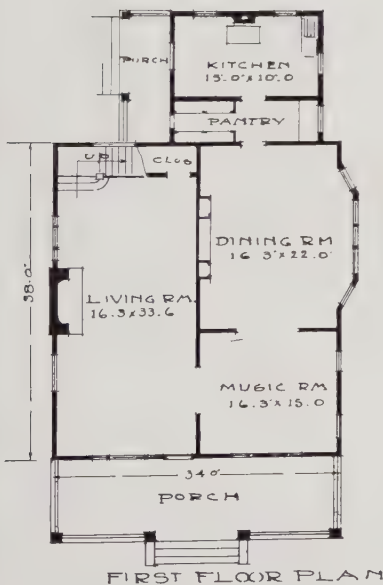


DESIGN NO. K 1598

There is a large call for homes providing four sleeping rooms in addition to sleeping porch. We are pleased to illustrate on this page a substantial residence for frame construction, siding for exterior and shingled roof. One of the principal features is the unusually large living room which is in combination with the stairway to second floor, the latter leading out of the end of this long room. The service

portion of house is a one-story ell, though carried up to provide the sleeping porch above 15 ft. square.

The intention is to finish this house as inexpensively as possible with soft woods throughout, using fir or cypress. The wall height of first story is 9 ft. 2 in.; second story 8. ft. There is a full basement and furnace heat.





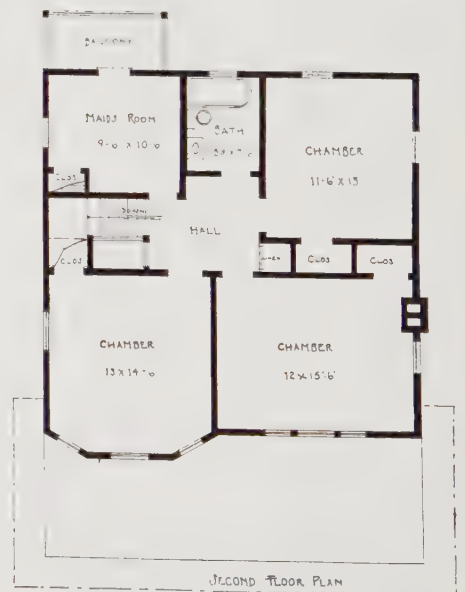
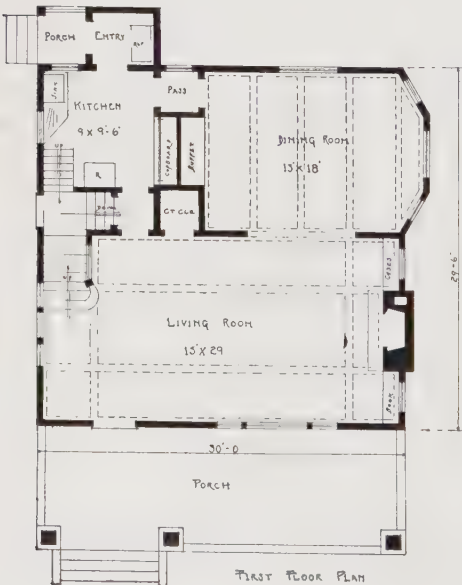
DESIGN NO. K 1719

In this design there is no space taken up by halls, the main stairway leading up out of the south end of living room. Beam ceilings are shown in this room and dining room as well, but of course can easily be omitted if the expense of this feature is to be considered.

The second floor rooms are good size.

It is intended to finish the interior of first floor in hardwood and pine for the second

floor with birch flooring throughout. The exterior is designed for stucco with plain but effective beam work in the gables. Full basement 7 feet 6 inches in the clear. Height of first story 9 feet 2 inches; second story rooms 8 feet. Splendid attic space for storage and should a stairway be desired to reach same, this may be added to go up over the main stairs of front chamber closet.

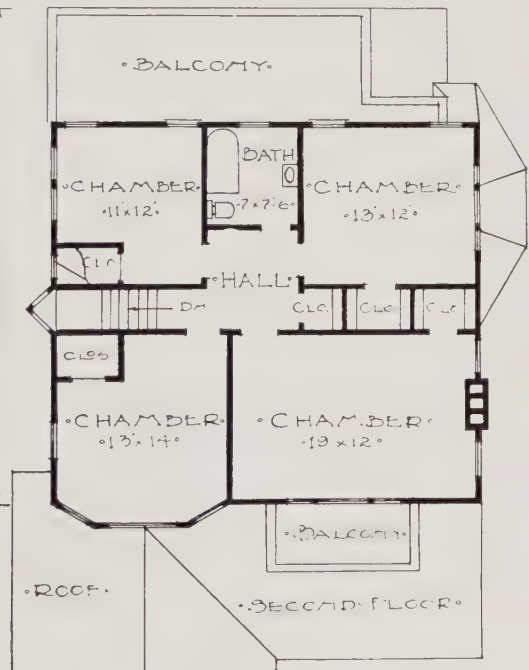
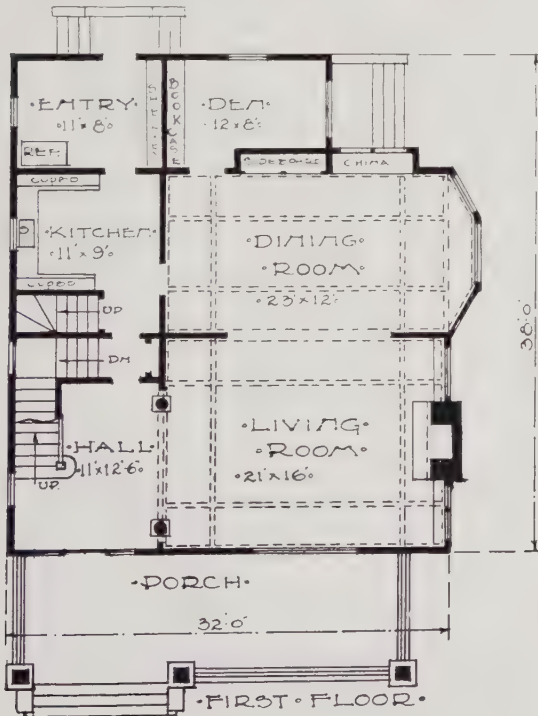




DESIGN NO. K 1517

A generous reception hall is separated from the large living room by a columned opening through which is seen the fireplace with seats on either side. From the kitchen one may go up on the combination or down to the basement or out through the grade door. The

rear entry is large and might be reduced to enlarge the kitchen. Upstairs are four chambers, a linen closet and a bath room, all in white enamel with birch floor. The main rooms are in oak. Kitchen natural birch. Hot water heat.





DESIGN NO. K 1698

In this design we have a very popular plan with many distinctive features. The central hall with the living room on the one side and dining and serving quarters on the other, makes a very practical, convenient and artistic arrangement.

The hood over the entrance is a simple yet attractive shelter.

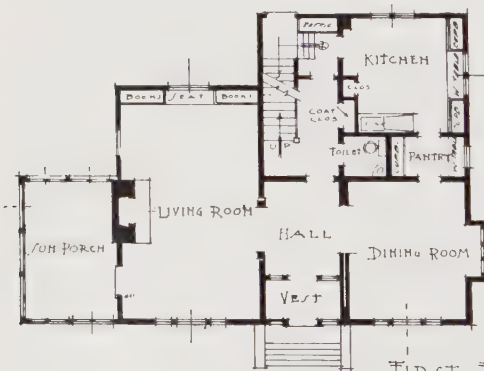
On entering the hall your attention is drawn to the massive brick fireplace on the opposite side of the living room with French doors leading into the sun porch.

The dining room, closed off from the balance of the house by sliding doors, has a built-in buffet with high casement windows above this; this, too, is seen from the living room when the doors are left open.

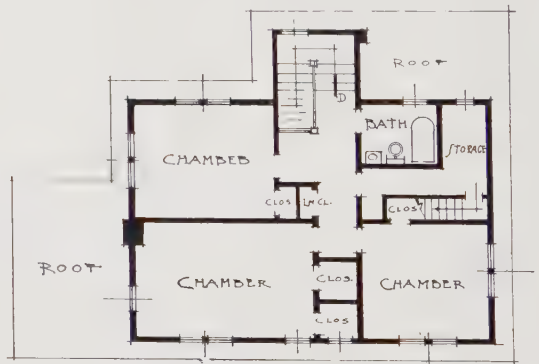
The kitchen is very complete with work table and built-in cupboards, besides a serving table.

The stairs are open, yet are shut off from the balance of the rooms. This plan does away with a back stair and prevents a draft down the stair well, which is so generally the case, in the open stairway treatment. The three chambers on the second floor could be reduced in size in order to obtain an additional one if desired, or the sun room could be carried up two stories, thus providing a sleeping porch. There is a full basement with concrete foundation walls; a course of brick at grade provides a water table.

The floors in main rooms are oak, with pine in the kitchen, over which the owner would lay a good grade of linoleum. Tile floor is provided for in the toilet and bath. The finish for the living room and hall is of oak. Kitchen and pantry are in yellow pine finished natural and the second floor is in pine for white enameling with birch doors.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DESIGN NO. 985

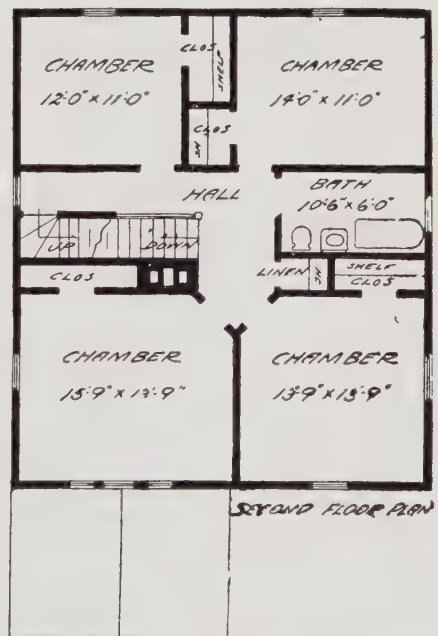
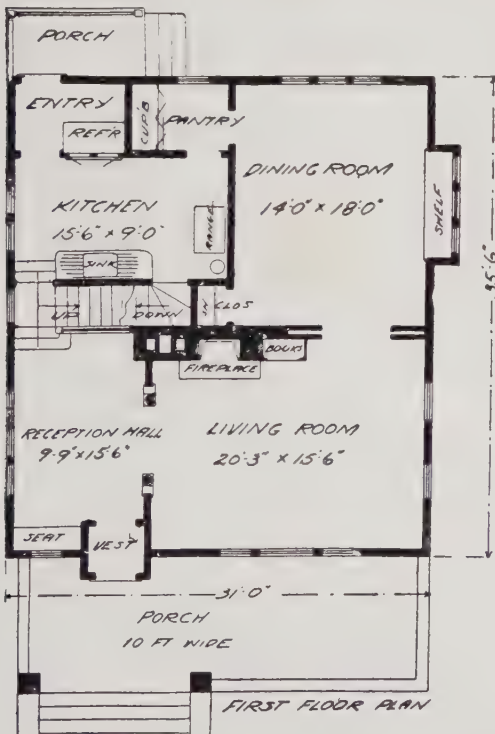
We present here an exceedingly attractive design, and one about as well arranged as could be desired. The exterior is finished with siding up to the first belt course, with the cement finish above.

We have the broad cornice and low hip roof treatment. The porch is carried clear across, but only covered over the main entrance.

The interior arrangement has the convenience of a combination stairway. The living

room is of good size with fireplace and the dining room, with window shelf and triple window, is especially bright and attractive. The four bedrooms are provided with good closet space. Attic contains only storage room, reached by scuttle.

Finish of hall, living room, dining room and parlor is of white oak, with hardwood floors, balance of house, pine, poplar or cypress. Furnace heat.





DESIGN NO. 1337

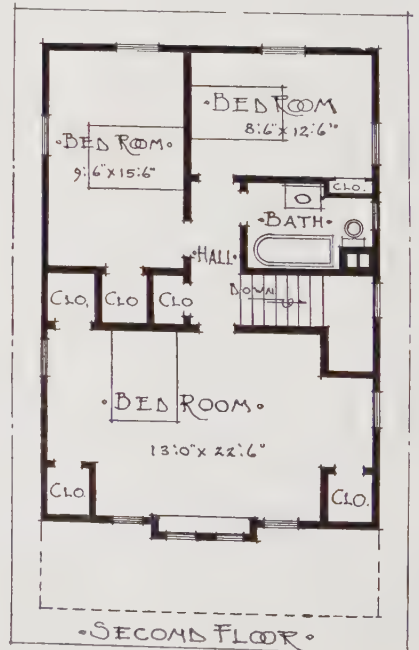
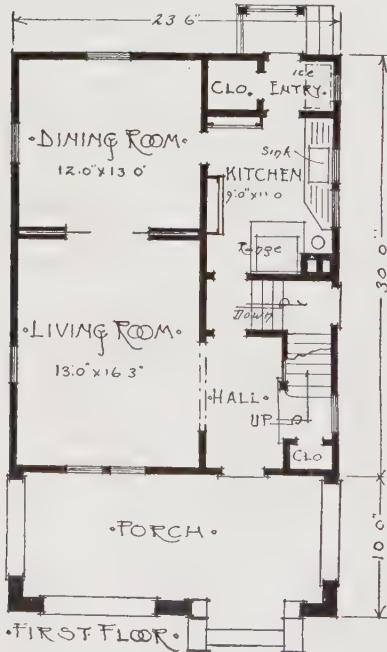
A house but 23 feet 6 inches wide and well suited to the narrow lots customary in so many of our large cities. It is a very complete and well planned house, with generous porch provision and rooms all of good size. The closet arrangement is worthy of special mention and is unusual for a narrow house.

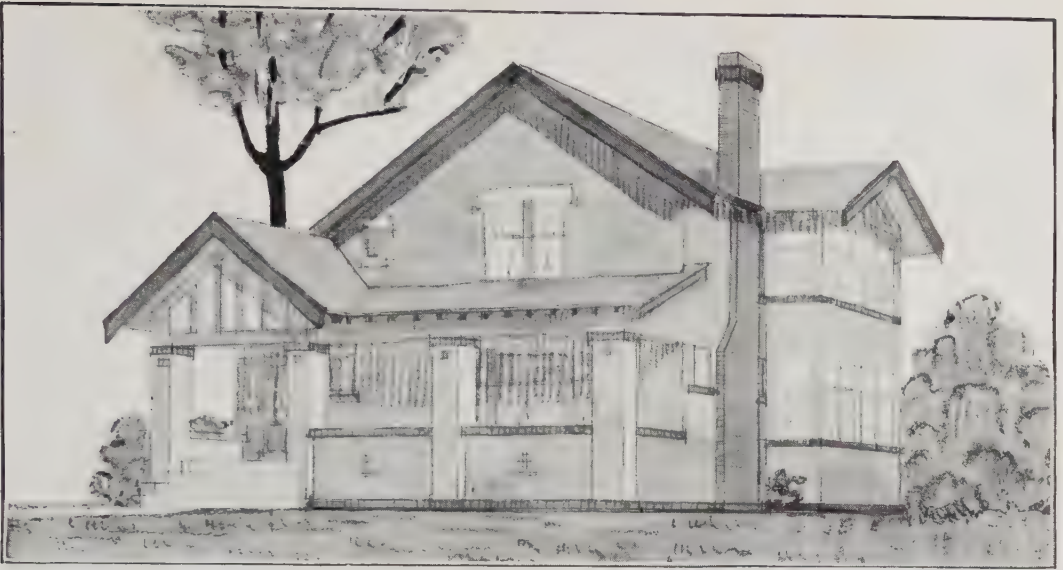
Shingles and stucco combined give an attractive exterior. The diamond pane windows

add to the individuality and the arches of the porch openings are very effective.

Sliding doors are provided between living and dining rooms. If preferred this can be a cascd opening. There is considerable space in the attic and a stairway to same could readily be arranged over main stairway, starting it from front chamber.

Size 30 feet by 23 feet 6 inches.





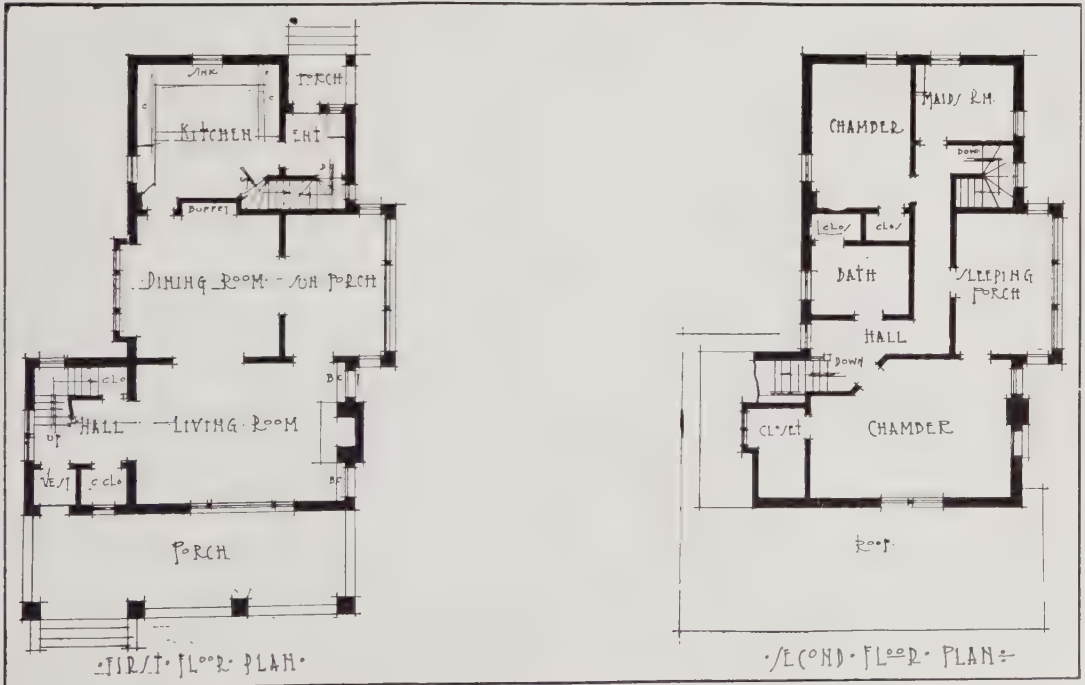
DESIGN NO. K 1703

This house was planned for a client who was very particular about observing the substantial side of the program, and did not want to go into any elaborate detail, but a well-built house set on concrete footings and a slate roof. He must have the walls hollow tile, faced with brick, and the porch floors and steps concrete.

The sun porch is carried up to the second story to provide a sleeping porch. A further suggestion is made that will enable the use of this design on a narrow building lot—

to slightly increase the living room and omit the projections of the hall, as planned. This enlargement of the living room could be made by extending the right hand wall out flush with the sun room and then run the stairway up directly out of the living room.

The specifications for interior finish call for oak on the first floor, excepting kitchen, which is pine, enameled. The standing finish of second story is birch. Bath room has a tiled wainscot. Flooring is oak downstairs and maple on the second floor.





DESIGN NO. 1487

A combination of stucco and shingles in this design forms a very attractive exterior. The two dormers over the front second story windows help to break up an otherwise plain roof line.

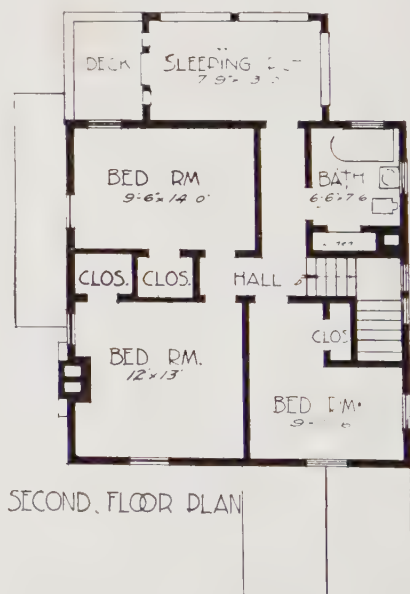
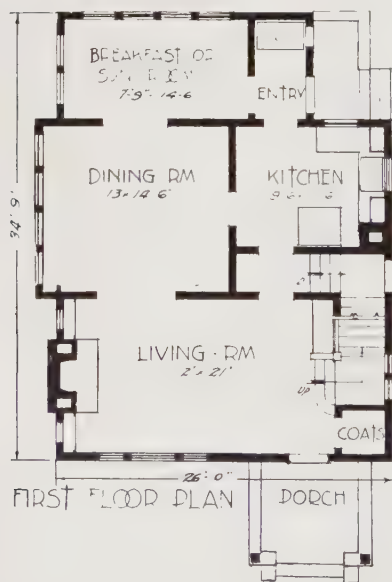
Entrance is directly into the living room, which contains a fireplace and coat closet and from which starts the stair to the second floor.

A feature of this plan is the sun or breakfast room which opens from the dining room.

The entire plan is very compact and well arranged.

There are three chambers and bath on the second floor, besides a sleeping porch situated over the sun room.

A grade entrance is given on the right side of the house from which stairs go to hall and basement. There is a full basement with all necessary accommodations for furnace, fuel, laundry, etc.





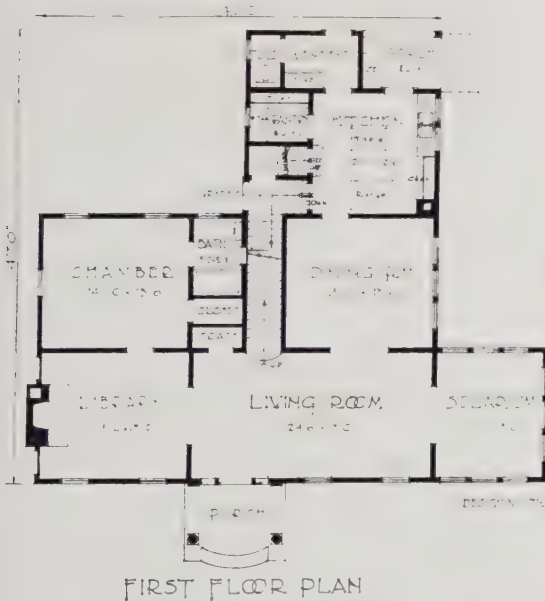
DESIGN NO. 1716

This is an interesting Colonial house, with exterior entirely covered with shingles. It is a good sized home, planned for a country residence. The house rests on a poured concrete foundation, and has a full basement with large laundry and drying room provided, also room in the attic for storage although no stairway leads to attic. The interior is planned so as to open the front rooms and make one long sweep of 50 feet, fine for house parties and evening

dances.

There are six large chambers and two bath rooms.

The kitchen is of suitable size for such a country home where the hands employed on the place may be accommodated at meals, also private men's service. The surroundings are in keeping for a place of this character and add much in making a most inviting and complete country house.



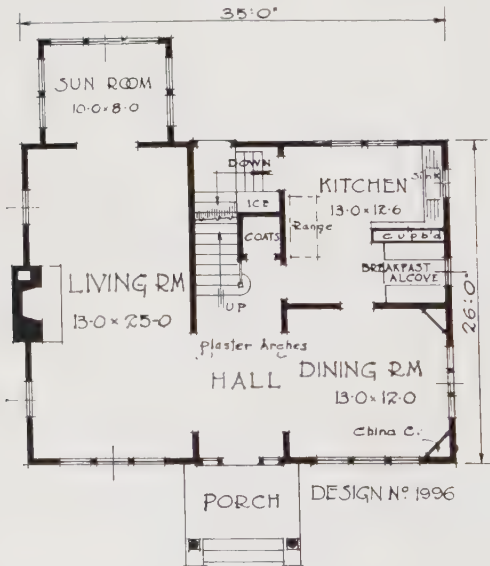


DESIGN NO. 1996

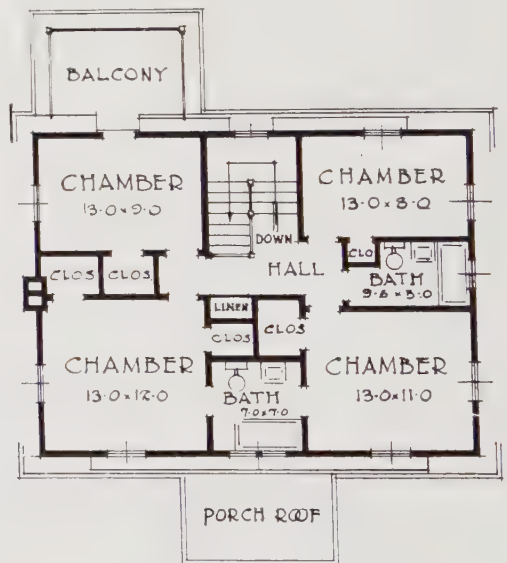
It is seldom one sees a home which has a stronger appeal than this charming Dutch Colonial design, so satisfying in its lines. Not only is this house well proportioned but it is of modest size and should just "fit" the needs of many. In the majority of houses of this type, the central dormers project beyond the main roof, while here it will be observed that the dormer is slightly recessed. The face brick chimney, steps and foundation course give a

nice finishing touch. The vined lattice and shrubs add much to the setting.

The interior arrangement is equally gratifying and gives all that the heart desires. There is the generous living room with brick fireplace immediately in view as one enters the central hall. French doors open upon a cozy sun room. Note the coat closet, breakfast alcove, recessed ice box and everything. Four good bedrooms and plenty of closet space—where could you find a better plan?



FIRST FLOOR PLAN



SECOND FLOOR PLAN

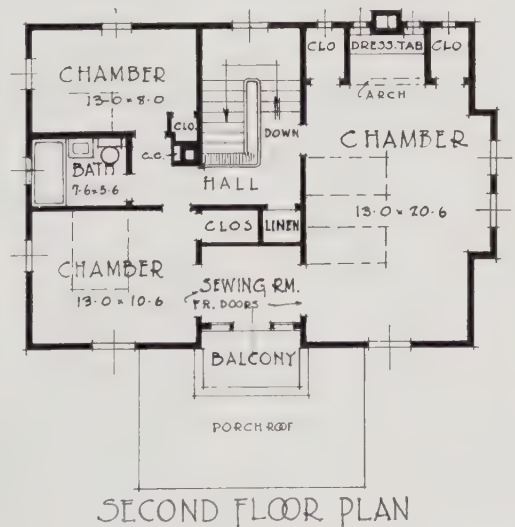
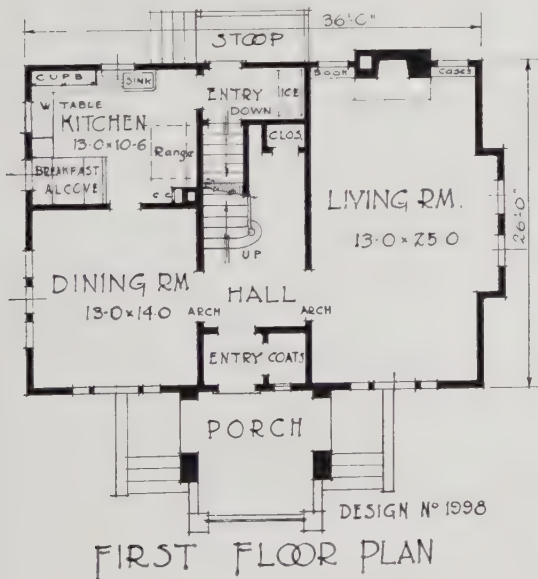


DESIGN NO. 1998

Here is a very different style of home from the one on opposite page, yet equally interesting and substantial in character. An all stucco sand finished wall with wide casings around all the windows. The gable roof has an unusually deep overhang which otherwise would be rather plain. At one end, the windows are bayed just

enough to break the box effect of a plain square house.

The first floor plan is well laid out and attention is particularly directed to the arrangement of the second floor which is divided into but three bedrooms. The large owner's room is admirably suited to the uses of two people, favoring twin beds and a closet for each.



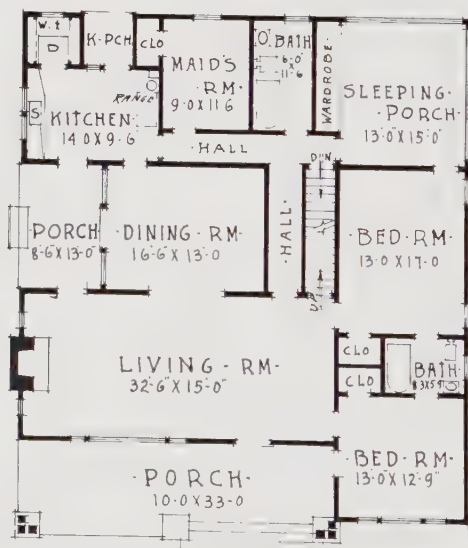


DESIGN NO. 1416

One of the new types of a two story residence is called the airplane house because the second floor occupies but the center part of the house, is usually restricted to one or two rooms and is therefore elevated above the house proper in a noticeable manner. Homes so planned are being built in the South and in southern California and offer special facilities for air and sunlight for these rooms. Such a styled house spreads out, as several bedrooms are usually planned on the first floor, as in a semi-bungalow.

An interesting combination of shingled walls, composition roofing, white cement porch and chimney is carried out where the shingles are stained brown and the trim is white. The porch floor and steps are also of cement.

To those who seek lots of fresh air and sunshine, a house planned like this one will prove most interesting with its airy sleeping rooms; double bath and maid's room on first floor. There is a full basement.



• FIRST FLOOR PLAN •
 • SECOND FLOOR - ONE LARGE OPEN AIR SLEEPING ROOM •

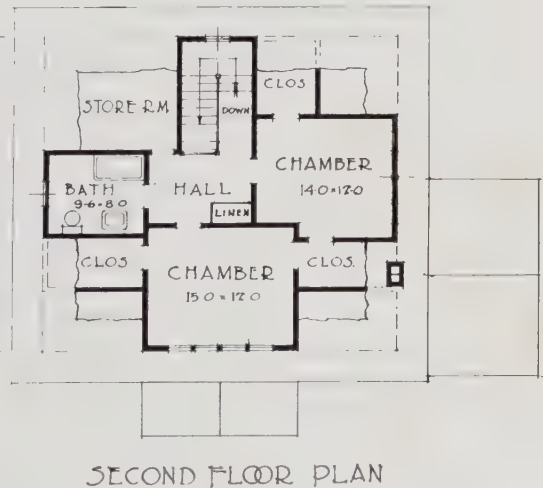
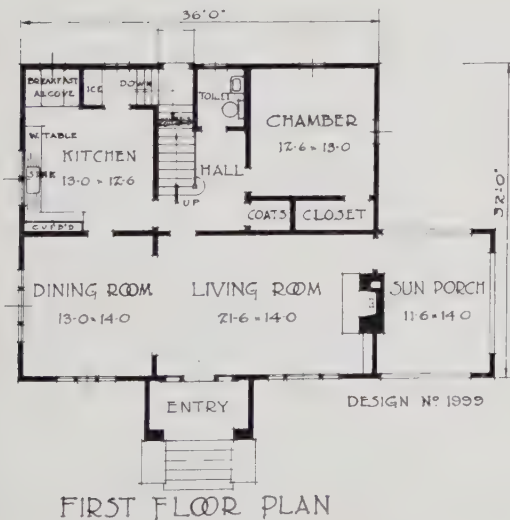


DESIGN NO. 1999

For a home of this style, no better wall treatment can be selected than rough cast cement stucco. The attractiveness of this home is at once apparent with the natural gray walls, white trim and green stained shingled roof. The grounds and shrubs with hanging flower boxes at windows, make a beautiful setting.

The front entrance opens directly into living

room which, with but a slight separation from dining room makes practically one big room across the entire front, with fireplace at end. The sun porch is provided with casement or airway windows on three sides. Two main dormers provide excellent bedrooms on second floor. Grade entrance leads directly to basement under main stairs.





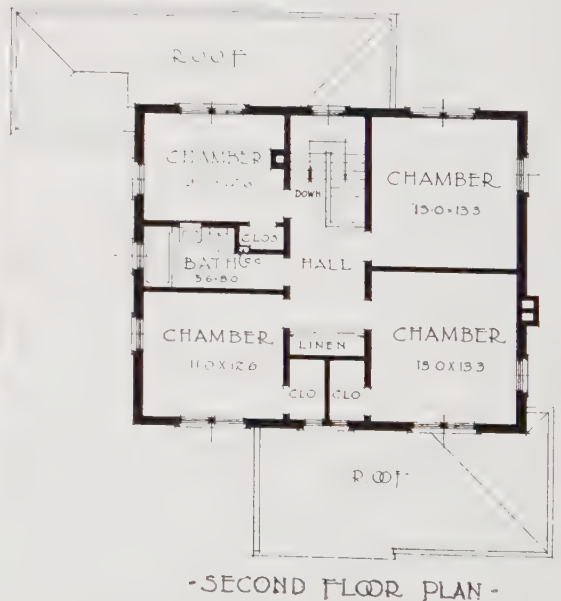
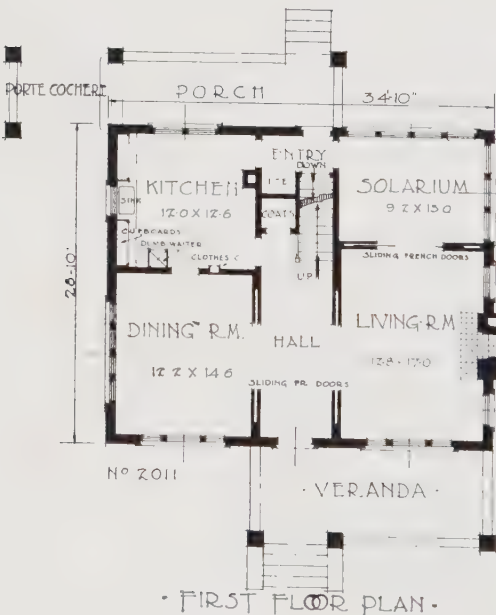
DESIGN NO. 2011

A Canadian home, planned to be built up in Ontario, therefore it is a very well constructed house carrying wall insulation and quilt lining for floors. The foundation wall is poured concrete 12 inches wide to grade, then 8 inches to floor level, faced with brick. The structure is frame, brick veneer. Concrete porch floor and steps.

The interior is finished in hardwood throughout the first floor, with cypress, enameled, in bed rooms and upper hall. All three first floor rooms carry a wood cornice and dining room

has panelled wainscot. Hardwood floors, oak and birch. Brick fireplace and tile hearth.

Openings into central hall are planned for double sliding doors, also from end of living room into sun room. Casement openings could readily be substituted, and French doors into sun room. The house is very completely equipped and has all of the latest household conveniences provided. Full basement with hot water plant and large laundry. Storage space only in attic reached by scuttle in upper hall.





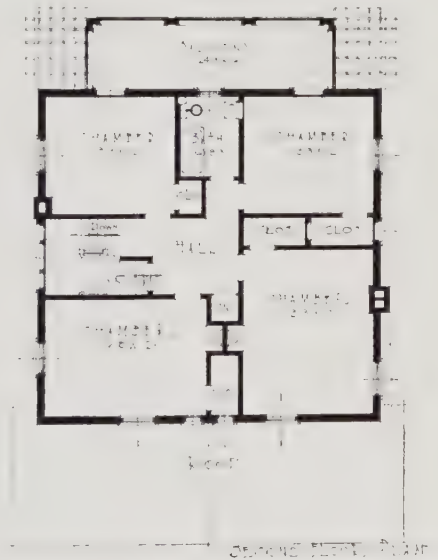
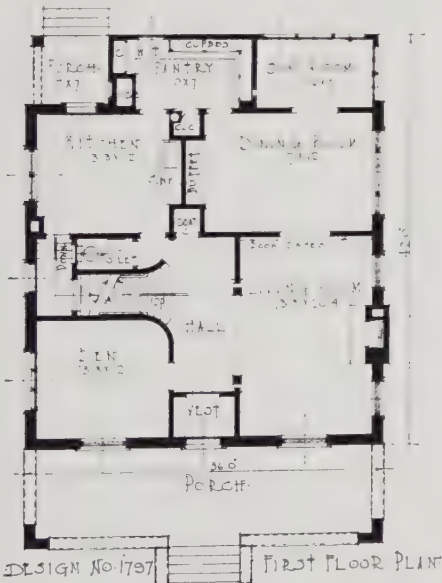
DESIGN NO. 1797

This design can truly be called a substantial home. The exterior walls are of hollow tile, the first floor being faced with brick with stucco above, carried up into the gables.

The porch across the entire front with cement floor could easily be screened or glazed in if desired. The plan is practical in its arrangement, and provides for all the features that make for convenience. The den opening off the center hall could be used as a bedroom in case of sickness as the toilet is very accessible to this room as well as the entire first story.

Four bedrooms open off a center hall. Two of these rooms have French doors leading onto a sleeping balcony. Two chambers have recessed lavatories and closets with outside air and ventilation. A maid's room is finished off on the third floor. There is a commodious pantry with refrigerator iced from the rear porch. French doors lead from the dining room onto a sunroom. With a door cut from the pantry this could be used as a breakfast porch.

The basement portion is complete.





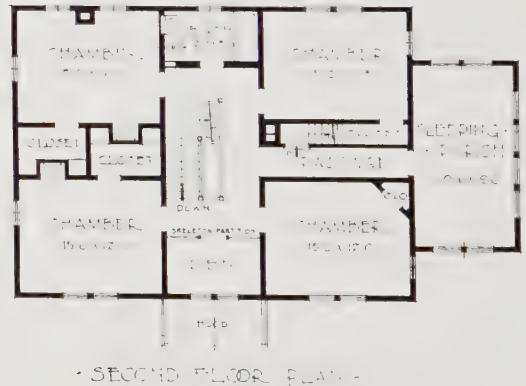
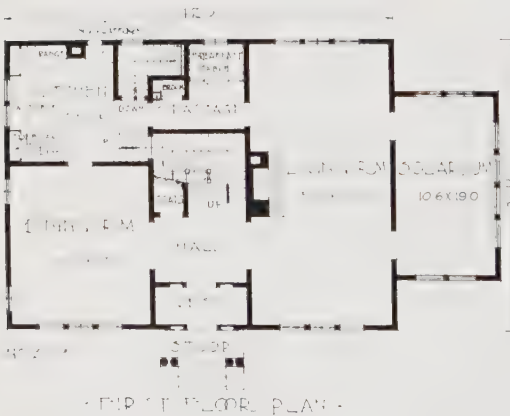
DESIGN NO. 2013

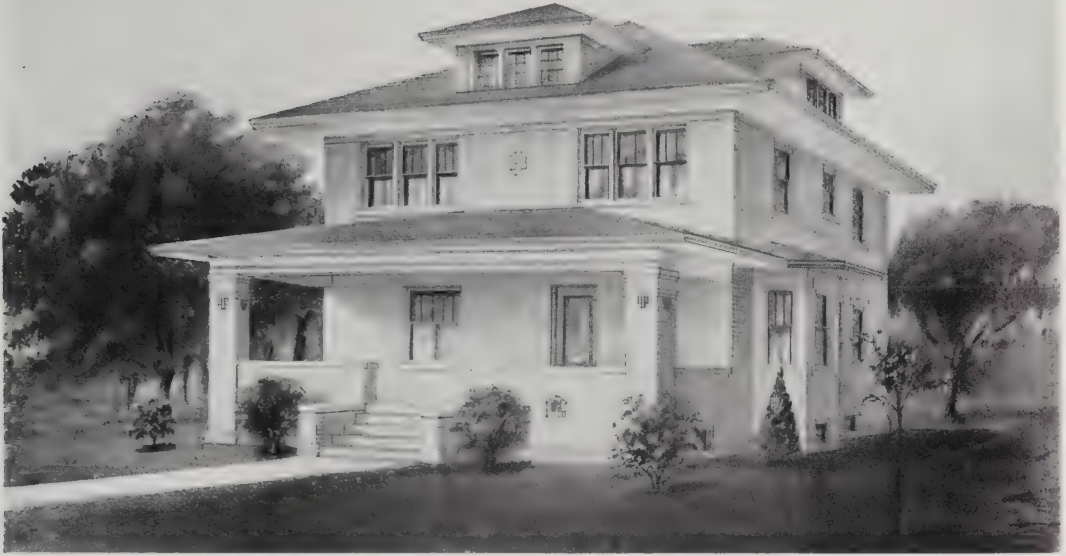
Americanized Colonial may be designated as the style of architecture for this frame residence with its Colonial stoop and semi-Colonial detail trim. Broad siding in pure white is used for exterior walls, and a dark green trim. The siding is carried down to within eight inches of grade, and a course of brick set on as a grade finish. Asbestos shingles on main roof, with metal flat deck over sleeping porch, which is extra large.

This house has a facing of forty-two feet,

which permits of a splendid large living room fifteen feet wide by thirty deep. Note the combination stairs leading from kitchen, also the clear passage to breakfast alcove with access to same from living room without necessity of going into kitchen.

Four splendid sleeping rooms, large bath, and a smoking den on second floor complete an ideal arrangement. Rooms may be finished in the extra large attic.





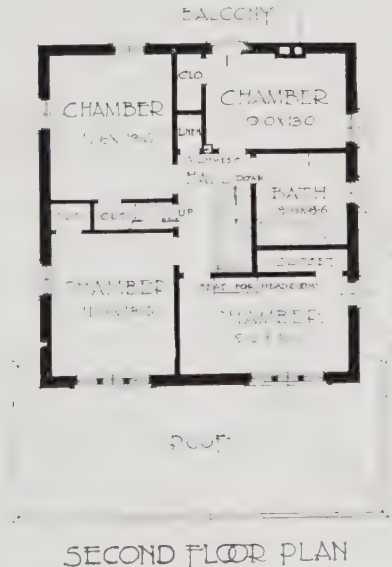
DESIGN NO. 2012

In building a brick house, there are three forms of wall construction; a solid brick wall, a tile backed wall, and brick veneer over frame. In this house the plans are drawn for a twelve inch wall, of which the outer part is four-inch face brick, backed by eight-inch hollow tile. The trim is limestone and asbestos shingles on roof.

The design is for an economically built square type of residence of eight rooms. The roof is hipped to a narrow ridge and the four dormers are most symmetrically designed and look well. A house of this character and style is always good and does not go out of favor as time passes.

The width of front porch is nine feet in the clear and has a broad protecting roof cornice. The client did not care for a fireplace and also desired to separate the dining room from living room by a single sliding door. To those wishing a fireplace we suggest placing same on outer wall and placing windows each side. Attention is called to the very practical plan of this home throughout; the convenience of the downstairs toilet, dumb waiter, clothes chute, and generous cupboard space.

Four excellent bed rooms and very large bath on second floor, with good attic storage, reached by scuttle. Full basement, laundry, and vegetable room.





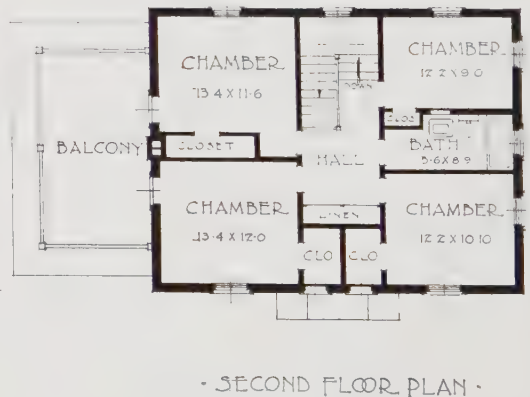
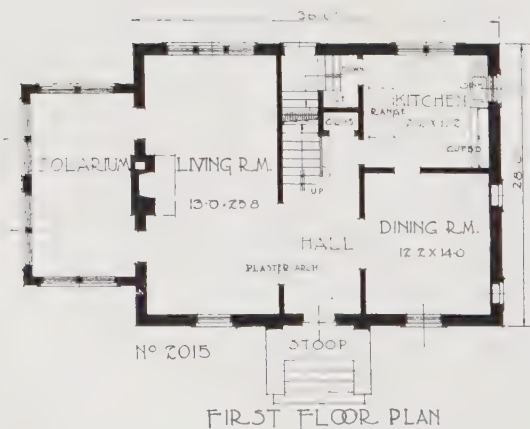
DESIGN NO. 2015

A comparison of this design with No. 1938 shows a similarity both as to exterior appearance and plan. The other home is planned a trifle smaller with breakfast alcove, and for cement stucco over a frame wall, while the stucco surface of this house is over a tile wall. The sun room has been enlarged and the house is two feet wider. A house of this size, plan, and type of construction is ideal from the investment standpoint, because it fulfills the requirements of many home owners.

The roof construction is strong to carry

asbestos shingles, with a wide three foot projection of cornice which is sealed and is to be painted. The stucco is float sand finish to be ivory tinted, which with cream trim and maroon colored shingles produces a charming exterior.

The interior arrangement is a very practical one. A special provision is made in basement for lavatory and shower. The finish is birch, dull mahogany with flooring in oak. Second floor finish is enamel, and tile for bath room.



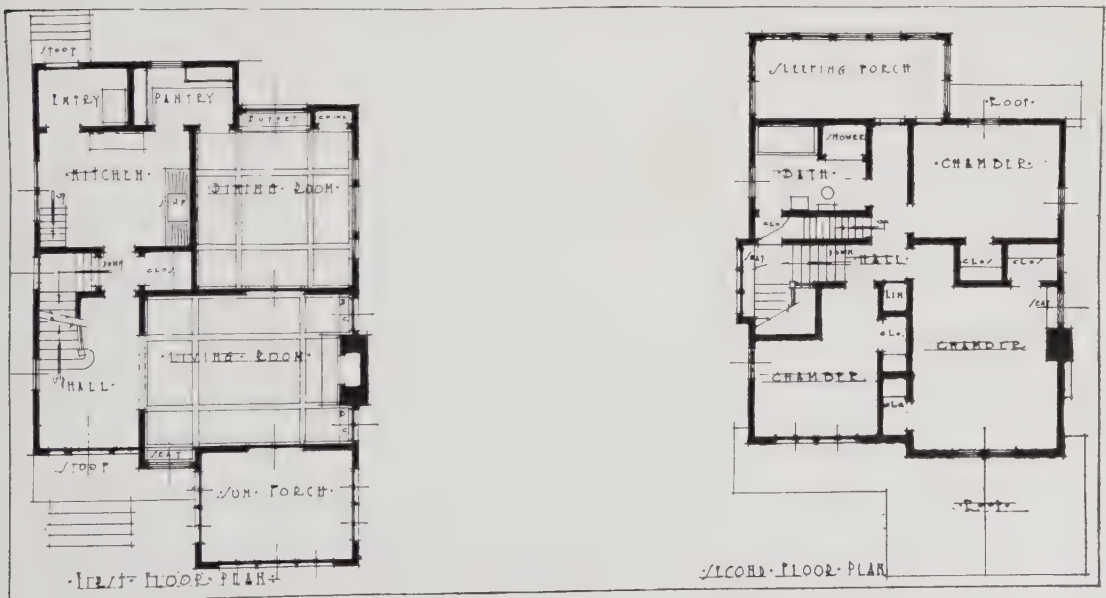


DESIGN NO. K 1770

We have in this home a combination of stucco and half timber work. There is a double gable. The face of the front gable is beamed, also the gable at side above second story windows. Outside chimney provides for the fireplace at the end of living room, and it will be noted how nicely the space of this side of the house is utilized by three rooms. The sun porch in front has French doors opening into living room, which, in turn, open into dining room by wide casement. With high casement windows over buffet, one secures direct ventilation right

through the house. This will make the living room a very cool room in warm weather.

Stairway leading up from the side of hall turns half way and lands on the second floor directly in center of house. From this upper hall the three chambers and bath are readily accessible, there being an extension of hall to the rear to provide egress onto sleeping porch. It is planned to beam the ceilings of living and dining rooms, and finish the house in hardwood, with hardwood floors both up and down.





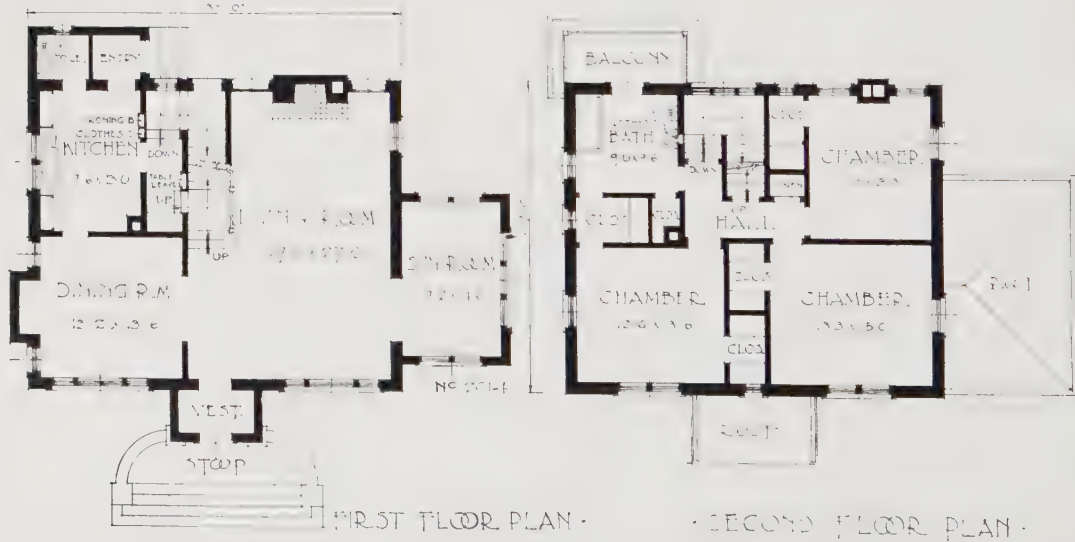
DESIGN NO. 2014

The stoop and entrance of this brick house is of more than average interest with its broad approach and brick terrace. Face brick is used for the entire house with inner wall of hollow tile. The vestibule is built outside and is large enough to provide a coat closet on one side and seat opposite.

The stairways are unusual and are so arranged that access to main stairs is had from kitchen without view from the living room. Three steps down to a landing from inner hall-way leads to basement and grade entrance. The second floor space is devoted to three

chambers, one of which has direct connection with the extra large bath room. Note the French door from bath room onto rear balcony.

The plans are very completely detailed for brick fireplace, wood mantel and book cases. Attractive French doors and complete cupboards, work table, etc., in kitchen. Oak finish in main rooms; birch trim in kitchen and on second floor, with maple flooring throughout. While the owner used an asphalt shingle on main roof, plans call for asbestos shingles which are in better keeping for this type of house, which in every respect is most complete.



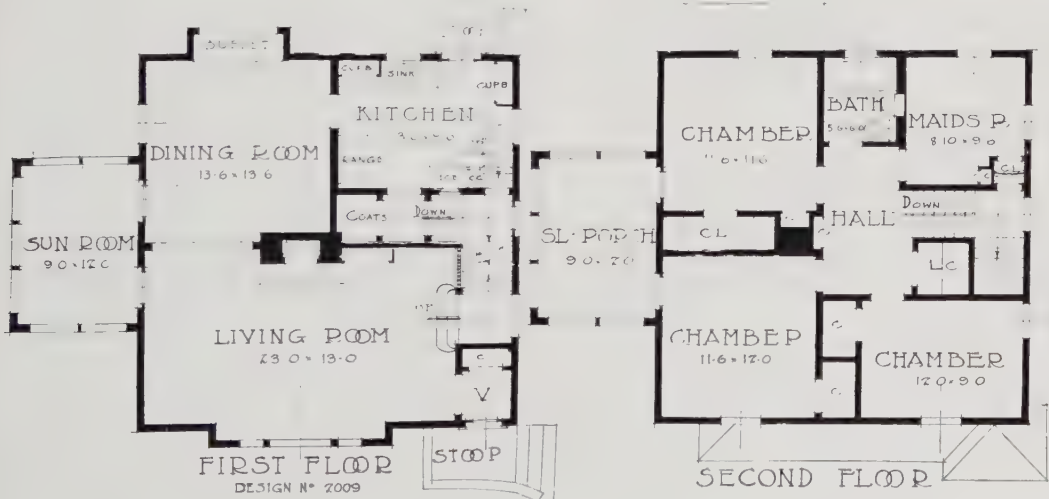


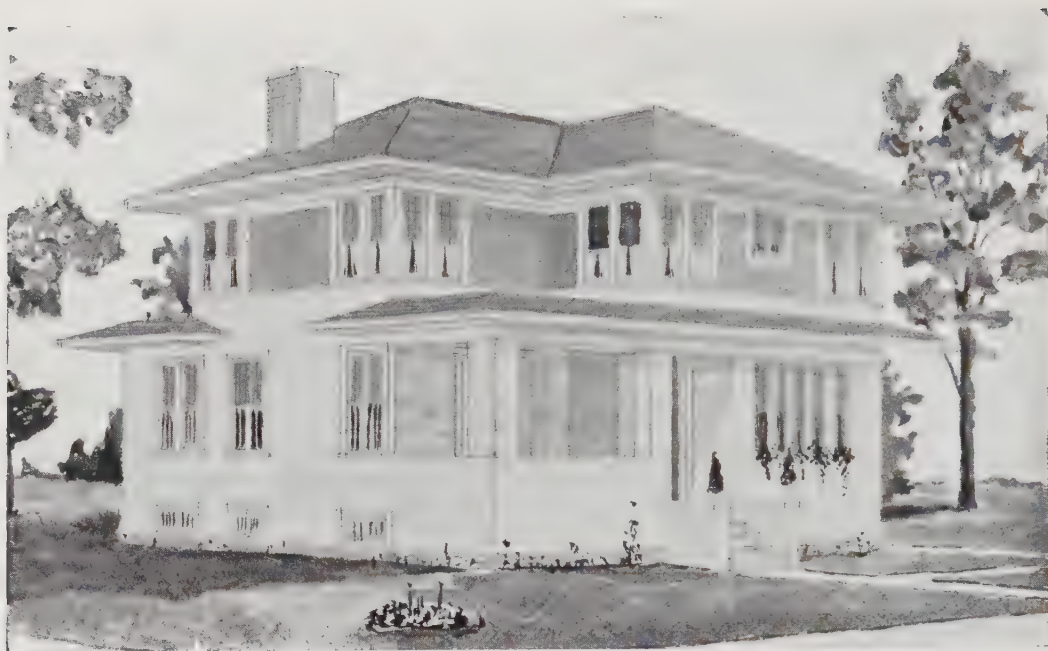
DESIGN NO. 2009

Another pleasing design for a medium size and inexpensive two-story eight room house with exterior walls of cement stucco. The walls are in the sand float finish. The second story window frames finish to a belt course around the house which breaks the plainness of the wall. A good color scheme would be the natural gray wall up to this belt and pure white portland above with a stone gray trim and green stained shingle roof. The wide triple

bay window in front with the decorative flower box adds an artistic touch.

The plan will suit many as it contains a large living room separated from dining room by an open grill. The brick fireplace is well located. There is a combination stairway and grade entrance to full basement. The sun room carried up for sleeping porch gives five sleeping room accommodations.



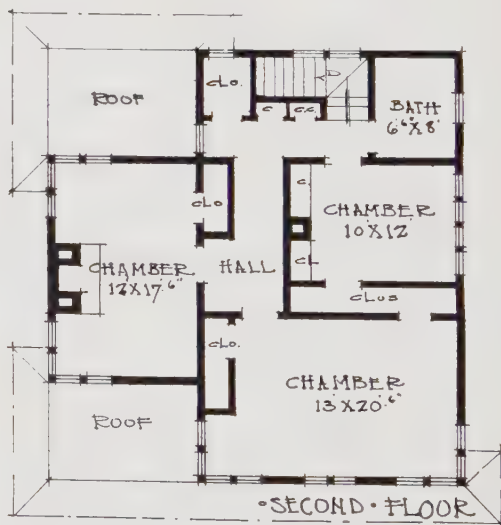
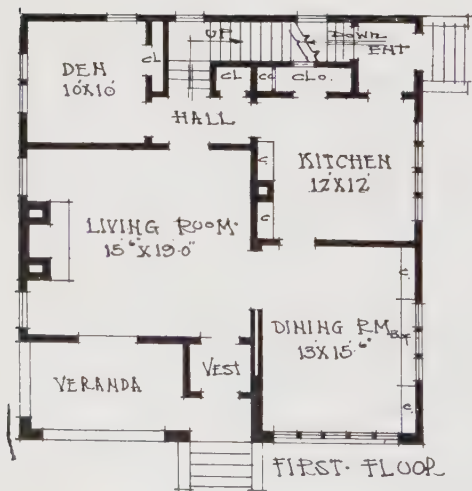


DESIGN NO. K 1631

To the lover of plenty of sunlight in the home, the accompanying design will appeal with much favor. There are windows everywhere; the dining room is a genuine sun room.

The construction of this house is planned for siding or shingles for the first story, with a belt course of cement above. No attic except for moderate storage. Here is a design very unique in its treatment; a most practical plan and pleasing residence. The first floor is very

nicely arranged with living room, dining room, den, and kitchen. The den could be used as a maid's room if desired. Three chambers and bath make up the second floor. The interior finish of first floor may be either birch or oak, with hardwood floors and soft wood finish; either pine or cypress above. Full basement, including hot air heating, laundry, and vegetable room.





DESIGN NO. 1780

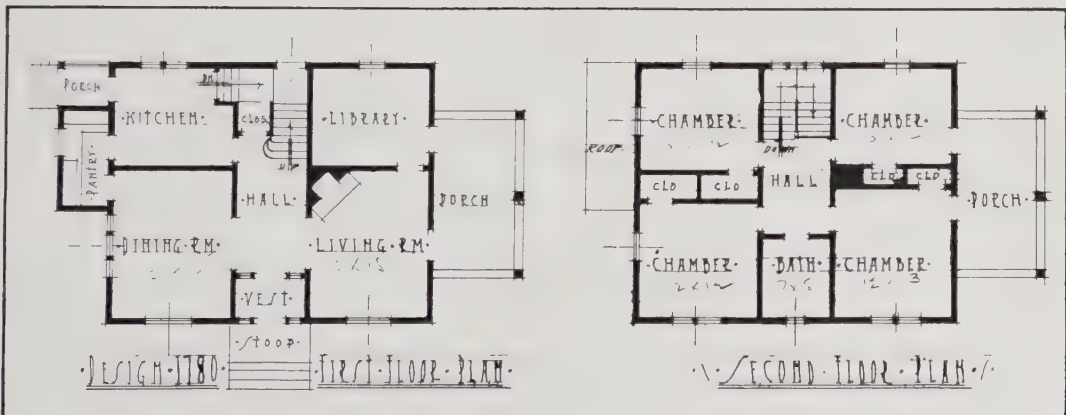
This house was designed for a home to be built on the farm, and the requirements called for the greatest simplicity. The outside finish may be either siding or stucco. A brick facing to foundation is used, and the brick is carried up to the lower window sills. The gable roof has a wide over-hang with barge-board finish.

The upper porch is shown open, but could easily be glazed in for a sleeping porch. The house is quite wide, permitting of a center hall

and good sized rooms on each side. The dining room is especially large.

There is a grade entrance at the back of the house, a necessary arrangement for a farmer's home, and a basement under the entire house, with furnace, vegetable room, and a splendid laundry.

Storage room only in attic, reached by scuttle from upper hall.

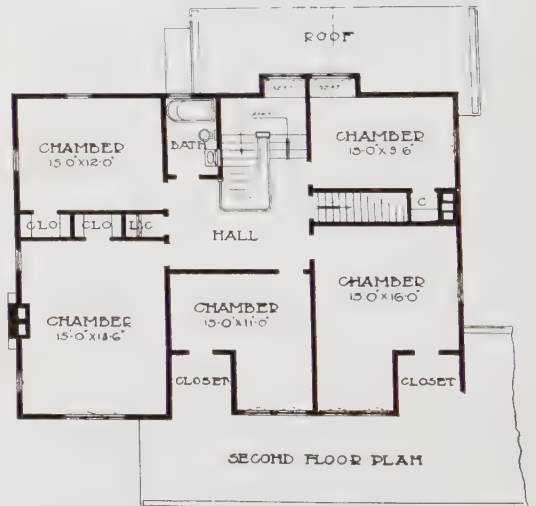
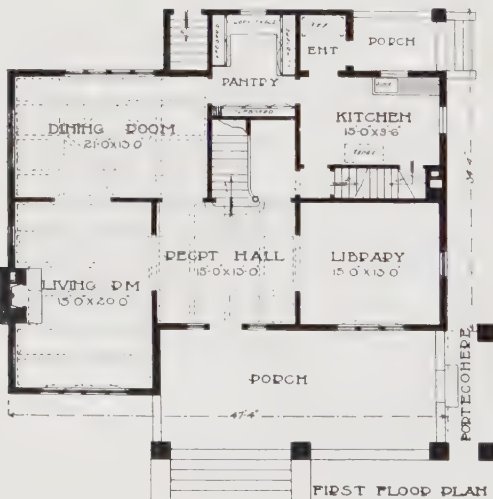




DESIGN NO. 2016

This design is especially homelike in appearance, with its wide entrance steps leading up to the front door. The porte cochere in connection with the porch gives breadth and dignity to the whole house. The first story and porch are of cement stucco over frame, the upper portion is shingled. The living room is large and has a brick fireplace. The pantry with entrance to kitchen is conveniently adjacent to the dining room. By placing cupboards in kitchen, the large pantry could be used as breakfast alcove.

From the kitchen one has back stair access to second floor, to basement, reception hall, and to rear entry containing refrigerator. Hardwood finish and floors in the principal first story rooms and continued into the second story halls. Kitchen and pantry are finished in cypress. The four chambers and bathroom on the second floor are finished in white enamel with birch floors. There is no attic, except for ventilation. Full basement contains laundry, hot water heater, and storage space.



Home Builders' Guide

BUILDING MATERIALS—HOME EQUIPMENT

What and Where to Buy DIRECTORY

BASEMENT WINDOWS—STEEL

Truscon Steel Co., Detroit, Mich.

BRICK

American Face Brick Assn., 130 N. Wells St., Chicago, Ill.

CASEMENT HARDWARE

Casement Hardware Company, 230 E. Ohio St., Chicago, Ill.

Richards-Wilcox Mfg. Co., Aurora, Ill.

CASEMENTS—STEEL

Truscon Steel Co., Detroit, Mich.

CEMENT

Atlas Portland Cement Co., 25 Broadway, New York City.

DOOR HANGERS

Richards-Wilcox Mfg. Co., Aurora, Ill.

FLOORING

Oak Flooring Advertising Bureau, 1042 Ashland Block, Chicago, Ill.

FURNACE

Hess Warming & Ventilating Co., 1217 R, Tacoma Bldg, Chicago, Ill.

HEATING PLANTS

Burnham Boiler Corporation, Irvington, New York.

C. A. Dunham Co., 230 E. Ohio St., Chicago, Ill.

HOLLOW TILE

National Fireproofing Co., Pittsburgh, Pa.

INSULATION

Samuel Cabot, Inc., Boston, Mass.

MANTELS AND ACCESSORIES

Hornet Mantel Co., St. Louis, Mo.

METAL LATH

Associated Metal Lath Manufacturers, 123 W. Madison St., Chicago, Ill.

General Fireproofing Co., Youngstown, O.

PAINT

S. C. Johnson & Son, Racine, Wis.

Lowe Brothers Company, 561 E. Third St., Dayton, O.

ROOFING MATERIAL

Asbestos, Shingle, Slate & Sheathing Company, Ambler, Pa.

SHINGLE STAIN

Samuel Cabot, Inc., Boston, Mass.

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STEEL PRODUCTS

Associated Metal Lath Manufacturers, 123 W. Madison St., Chicago, Ill.

Central Steel Co., Massillon, O.

General Fireproofing Co., Youngstown, O.

National Steel Fabric Co., Pittsburgh, Pa.

Truscon Steel Co., Detroit, Mich.

STUCCO AND STUCCO BASE

Bishopric Mfg. Co., Cincinnati, O.

National Steel Fabric Co., Pittsburgh, Pa.

VARNISH

Lowe Brothers Company, 561 E. Third St., Dayton, O.

S. C. Johnson & Son, Racine, Wis.

WALL TINTING

Alabastine Company, Grand Rapids, Mich.

WINDOWS

Richards-Wilcox Mfg. Co., Aurora, Ill.

Truscon Steel Co., Detroit, Mich.

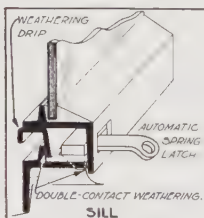
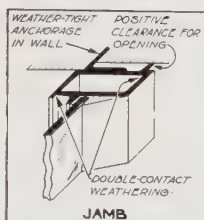
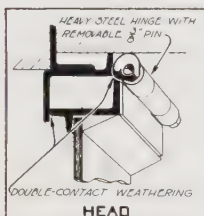
WOOD STAIN

S. C. Johnson & Son, Racine, Wis.

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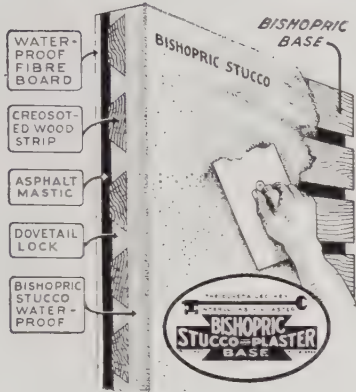
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Factories, CINCINNATI, OHIO and OTTAWA, CANADA



OAK FLOORS

You Notice the Floor First

The floor makes the room. And an Oak Floor gives a room more distinction and character than many times its cost spent on decorative features.

Then, too, Oak Floors can be stained and restained in a wide range of tones from the usual golden brown to a beautiful silver gray, to suit your color schemes.

Oak Floors always improve with age and use. They are good for a century.

They save time and work by being so easy to keep bright, clean and dustless.

New Floors Over the Old

If you are going to remodel, there is a special thickness ($\frac{3}{8}$ of an inch) which goes right on top of your old floors. It costs less than the other thicknesses.

You Can Afford Them Now

Any one who can build or remodel can have fine, dustless Oak Floors. You will be surprised to know, perhaps, that they cost less than ordinary floors, plus unwieldy, unsanitary carpets. With lowered prices and freight rates Oak Floors now cost you much less than a year and a half ago.

Increase Your Real Estate Values

Buildings of any kind with Oak Floors invariably sell and rent for 25% more, at the least. They are both a luxury and an economy, giving you many advantages at a lower price.

Ask any architect, contractor or lumber dealer for the cost, giving room measurements, if you want the exact figures.

Two interesting booklets, in colors, on the uses of Oak Floors, mailed free on request.

OAK FLOORING ADVERTISING BUREAU
1042 Ashland Block, Chicago, Ill.

Cut Out These Finishing Specifications and Hand Them To Your Painter To Follow

SPECIFICATIONS FOR FINISHING NEW WOODWORK

For a Natural Finish on Oak, Chestnut and Other Open Grain Woods

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify one coat of Johnson's Natural Paste Wood Filler No. 10.

(3) Either—two coats of Johnson's Prepared Wax, allowing an hour or more between coats.

Or—two coats of Johnson's Sani-Spar Varnish, allowing 24 hours between coats.

For a Natural Finish on Soft Wood and Close Grain Hardwood

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify—two coats of Johnson's Sani-Spar Varnish on the bare wood, allowing at least 24 hours between coats.

Or—one coat of Johnson's Sani-Spar Varnish and one coat of Johnson's Prepared Wax.

Or—one coat of Johnson's Under-Lac and one coat of Johnson's Flat Varnish if a flat varnish finish is desired.

For Stained Effects on Open Grain Woods

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth and all loose matter entirely removed.

(2) Specify one coat of Johnson's Wood Dye, the desired shade.

(3) One coat of Johnson's Paste Wood Filler to match the stain.

(4) One coat of Johnson's Under-Lac.

(5) Either—two coats of Johnson's Prepared Wax, allowing an hour or more between coats.

Or—two coats of Johnson's Sani-Spar Varnish. Sand the first coat and allow 24 hours between coats.

For Stained Effects on Close Grain Hard and Soft Woods

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify one coat of Johnson's Wood Dye, the desired shade.

(3) One coat of Johnson's Under-Lac.

(4) Either—one coat of Johnson's Prepared Wax.

Or—one coat of Johnson's Sani-Spar Varnish.

Or—one coat of Johnson's Flat Varnish.

For a High Gloss Enamel Finish

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify two coats of Johnson's Perfectone Undercoat, allowing 24 hours between coats.

(3) Two coats of Johnson's Perfectone Gloss Enamel, allowing three days between Enamel coats.

For a Rubbed Enamel Finish

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify two coats of Johnson's Perfectone Undercoat, allowing 24 hours between coats.

(3) Two coats of Johnson's Perfectone Satine Enamel, allowing three days between Enamel coats.

For a Gloss Enamel Finish on Woodwork and Walls in Kitchens, Pantries, Bathrooms

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify two coats of Johnson's Perfectone Undercoat, allowing 24 hours between coats.

(3) Two coats of Johnson's Glo-Coat Gloss Enamel, allowing two days between coats.

SPECIFICATIONS FOR FINISHING HARDWOOD FLOORS

For a Natural Finish

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify one coat of Johnson's Natural Paste Wood Filler No. 10 on the bare wood.

(3) Either—two coats of Johnson's Prepared Polishing Wax, allowing an hour or more between coats.

Or—two coats of Johnson's Floor Varnish, allowing 24 hours between coats.

For Dark or Golden Oak Floors

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify either Johnson's No. 30 Dark Oak Paste Wood Filler.

Or—No. 20 Golden Oak Paste Wood Filler.

Or—No. 20 Antwerp Paste Wood Filler.

Depending upon the shade desired.

(3) Either—two coats of Johnson's Prepared Wax, allowing an hour or more between coats.

Or—two coats of Johnson's Floor Varnish, allowing 24 hours between coats.

For Stained Effect on Close Grain Woods

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify one coat of Johnson's Wood Dye, the desired shade.

(3) One coat of Johnson's Under-Lac.

(4) Either—two coats of Johnson's Prepared Wax, allowing an hour or more between coats.

Or—two coats of Johnson's Floor Varnish, allowing 24 hours between coats.

SPECIFICATIONS FOR FINISHING SOFTWOOD FLOORS

For a Natural Finish

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify one coat of Johnson's Under-Lac.

(3) Two coats of Johnson's Prepared Wax, allowing an hour or more between coats.

Or—two coats of Johnson's Floor Varnish on the bare wood allowing 24 hours between coats.

For Colored Effects, Such as Dark Oak, Mahogany, etc.

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify one coat of Johnson's Wood Dye, the desired shade.

(3) One coat of Johnson's Under-Lac.

(4) Either—two coats of Johnson's Prepared Wax, allowing an hour or more between coats.

Or—two coats of Johnson's Floor Varnish, allowing 24 hours between coats.

Specifications for Finishing Kitchen, Pantry and Bathroom Floors Which Require Washing

(1) Before any finish is applied the surface must be thoroughly dry, free from dirt and grease, sand papered smooth, and all loose matter entirely removed.

(2) Specify two coats of Johnson's Floor Varnish, allowing 24 hours between coats.

WRITE FOR BOOK ON WOOD FINISHING

You are requested to write for a free copy of our beautiful color book, "The Proper Treatment for Floors, Woodwork and Furniture."

Our book is the work of experts, profusely illustrated in color—contains color charts—gives covering capacities, etc. It is "chock" full of valuable information on interior finishing.

S. C. JOHNSON & SON, Dept. KP., RACINE, WIS.

"THE WOOD FINISHING AUTHORITIES"

Make it a Happy Home



Sunshine and Fresh Air



Multifold Window Hardware

AiR-Way sliding-folding windows will help to make your new house a happy home — a place full of sunshine, fresh air and good health. They impart distinctiveness from the outside and a cozy, homelike touch to the inside.

AiR-Way equipped windows glide smoothly and easily—folding to one side when you want to let the outdoors in—or they may be only partly opened when less air is desired.

They do not interfere with screens or draperies—fit snug when closed, and are absolutely weather-tight and rattle-proof. With AiR-Way any room may become a sun room or sleeping porch. Your own comfortable bedroom, for example, may be thrown wide open to the healthful night breeze, just like a sleeping porch.



Write for Catalog N-28. Tells you all about AiR-Way, and other R-W hardware specialties that add to the comfort and appearance of your home.



Save Space—Prevent Damage

Slidetite

Garage Door Hardware

Of course you will have a garage, so you should know about "Slidetite" — the wonderful sliding-folding garage door hardware. "Slidetite" also helps to make a happy home, because you will be relieved of bother and worry over unwieldy garage doors, and accidents to the garage or your car.

"Slidetite" equipped garage doors are easy to operate. They fold up flat against the wall, requiring little space. They are easiest to open or close in stormy weather, and there is no danger of doors slamming shut. In special instances, such as a basement garage, or a garage for several cars requiring an extra wide doorway, "Slidetite" is the only practical type of door. They fit snug and are weather-tight.

Once you are familiar with "Slidetite," you would not use anything else. It is the last word in garage door hardware. Write for Catalog N-29.



Richards-Wilcox Mfg. Co.
A Hanger for any Door that Slides

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And the saving made the new home possible

THE McCLELLANS had the blues—the blue-print blues. They were so bound 'round with cupboard-space, French windows, fire-places, and how-big-should-a-bedroom-be that they almost forgot the exterior. And no wonder, for each time they reminded the architect of another detail they'd asked for, it tacked on a few more hundred dollars.

They'd sharpened their pencils, and sharpened their tempers—but the cost looked hopeless. One night her Dad gave them another idea.

"The type of houses you've been planning will cost you an average of a couple of hundred dollars each year for repairs and repainting. Why not change the type so you eliminate that annual cost? If you can make this annual saving can't you justify the investment necessary for the house you really want?"

"Stucco," he said, "not the usual kind that starts cracking and chipping off. But stucco, made with Atlas White Portland Cement, that's as permanent as concrete because it *is* concrete, and any contractor knows how to handle it. The house will be easy to heat in winter and you'll find it cool in summer. Besides, it's fire resistant. The first cost is low and you're never bothered with painting, or miscellaneous repairs. The yearly upkeep and carrying charges on such a house will be actually lower than you originally planned."

"Mr. Williams, who stuccoed his old home, tells me he saved in another way, too. His coal requirements are $13\frac{1}{2}$ per cent. lower than before he put the stucco on."

So stucco it is, with one of the great varieties of distinctive textures possible only with Atlas White Portland Cement.

Anyone planning a new home should utilize the Atlas library, a long list of books covering every phase of modern, permanent construction. A letter outlining what you have in mind will bring a free copy of the book best suited to your plans.

THE ATLAS PORTLAND CEMENT COMPANY

25 BROADWAY, NEW YORK CITY

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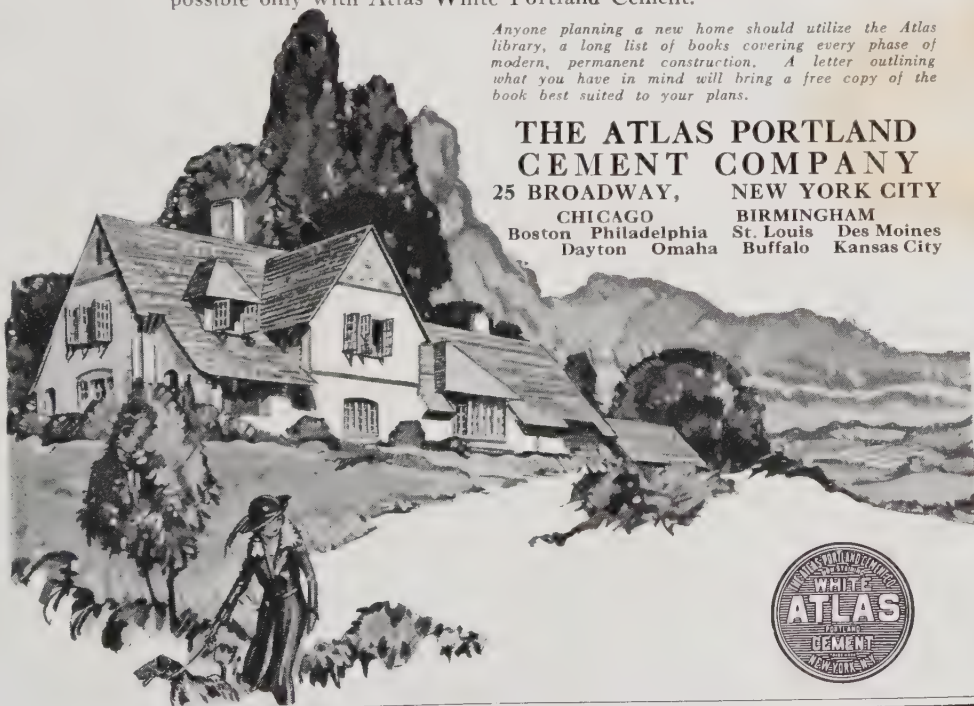
BIRMINGHAM

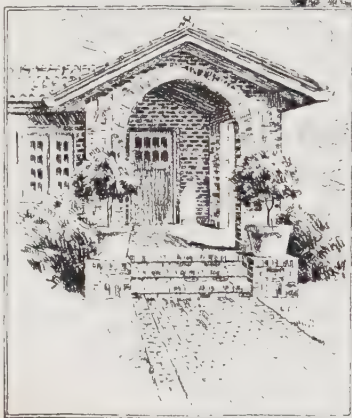
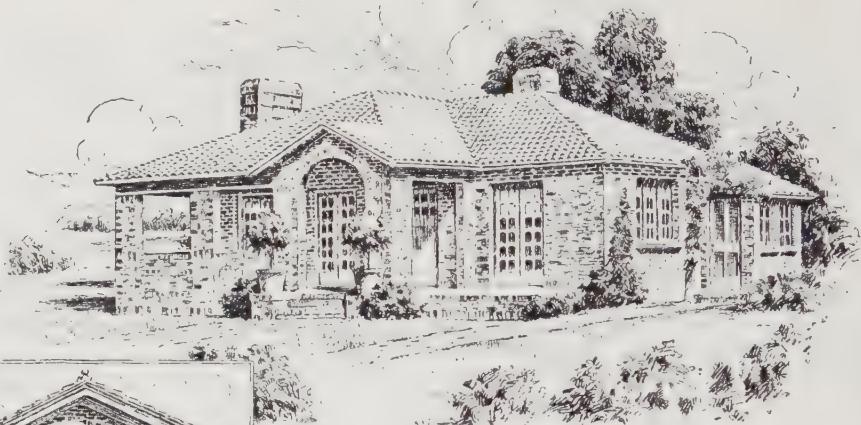
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SIX-ROOM HOUSE No. 610

Designed for Service Dept., American Face Brick Association

This is one of the ninety-six designs in "Face Brick Bungalow and Small House Plans."

Homes of Lasting Satisfaction

For the home-builder who seeks a house that will be beautiful when completed and grow more charming with age; that will be as staunch in the days of his grandchildren as in his own time; that will require no repairs and but a minimum of upkeep; that will save in insurance rates and fuel bills—in short, for the home-builder who seeks the utmost of beauty and durability at the greatest ultimate economy, Face Brick has an interesting story. It is told in detail in "The Story of Brick." For your copy, address American Face Brick Association, 1824 Peoples Life Bldg., Chicago, Ill.

Send for these booklets:

"*The Story of Brick*" is an attractive booklet with beautiful illustrations of modern homes, and discusses such matters as Comparative Costs, Basic Requirements in Building, the Extravagance of Cheapness, Financing the Building of a Home, and kindred subjects. A copy will be sent free to any prospective home-builder.

"*Face Brick Bungalow and Small House Plans*" embrace 96 designs of Face Brick Bungalows and small houses. These houses are unusual and distinctive in design, economical to build, and convenient in floor plan. "Face Brick Bungalow and Small House Plans" are issued in four booklets, showing 3 to 4-room houses, 5-room houses, 6-room houses, and 7 to 8-room houses. The entire set for one dollar; any one of the books, twenty-

five cents. We can supply complete working drawings, specifications and masonry quantity estimates at nominal prices.

"*The Home of Beauty*" contains fifty designs of Face Brick houses, mostly two stories, representing a wide variety of architectural styles and interior arrangements. These houses were selected from 350 designs submitted in a nation-wide Architectural Competition. Sent for 50 cents. We also distribute complete working drawings, specifications and quantity estimates for these houses at nominal cost.

"*Orienting the House*" is an illustrated booklet, with a sun dial chart and explanation for placing the house with reference to light and shade. Sent for 10 cents.



How She and He Designed and Built It

SHE and He are no less than Katharine McDowell and Husband Ned of Bronxville, N. Y. Happily for you they both kept a diary. Each told in it what each did, and exactly how it was done. Told about all the hundred and one things which you want to know. Everything right down to closets, how many, where, and such like. And how *they themselves* Mellotoned the walls, Neptunited the floors and Linduro coated the wood work. *All of it*, is told in their combined diary called *The Diary of the House in the Woods*.

Send 10 cents for it direct to our main office at Dayton, Ohio.

The LOWE BROTHERS Company
561 EAST THIRD STREET, DAYTON, OHIO

New York Boston Philadelphia Jersey City Chicago Atlanta
Memphis Kansas City Minneapolis Omaha Toronto

"Save the surface and
you save all" *Paint & Varnish*



Lowe Brothers

High Standard Paint



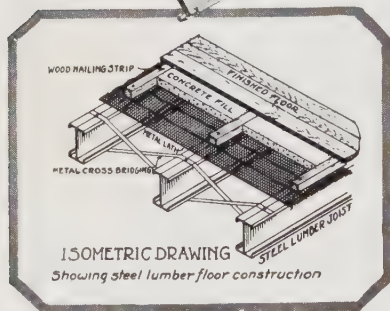
How Fire Is Now Being *Built* Out of Homes

WHEN fire attacked a home in the past there was only one thing to do—*fight* it out. Now it is being *built* out by covering its most frequent source—the basement—with a National Steel Joist Firesafe First Floor.

Such floors are not expensive—they add but 1% to the cost of the average home. And they are easy to erect, as shown by the detail at the left. The joists come to the job cut to meet plans. Inexperienced help can quickly put them in place.

When, according to statistics, about 75% of dwelling fires start in the basement, the value of a National Steel Joist Firesafe First Floor cannot be overestimated. A firesafe first floor also enhances the selling price of the home.

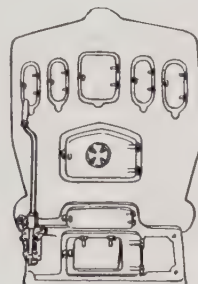
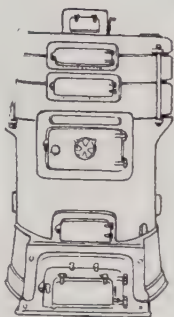
We have an attractive booklet giving full information which will be gladly mailed upon request



THE CENTRAL STEEL COMPANY
MASSILLON, OHIO



NATIONAL STEEL JOISTS



Forget Its Looks Remember the Coal It Saves

YOU will agree with us that decking out a boiler in glad rags, so to speak, doesn't signify that you will break forth in song when your coal bill comes.

Bearing in mind the undebatable fact, that a boiler's first and foremost job is to squeeze the greatest amount of heat out of every pound of coal; we made the Burnham so it could do just that thing.

We didn't fuss much about its looks.

We knew the best looking boiler to you would be the one that made the best looking coal bill.

So, don't expect any fancy trimmings on the Burnham. They are just plain clothes kind of heat makers, that do their work satisfactorily, year in and year out. No fuss, no feathers. No lost motion. No lost heat.

Send for the Happy Solution Book. It is all its name implies when it comes to the things you want to know about your heating.

Burnham Boiler Corporation

IRVINGTON, N. Y.
Representatives in All Principal Cities

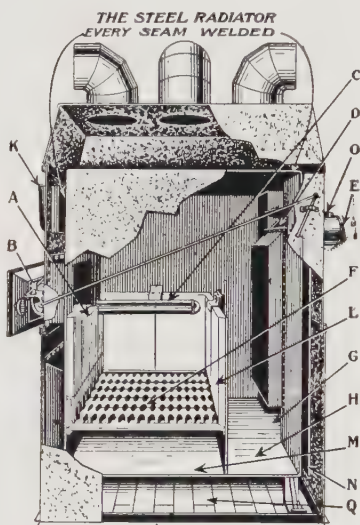


CANADIAN OFFICE
Harbor Commission Bldg., Toronto

Hess Welded Steel Furnaces

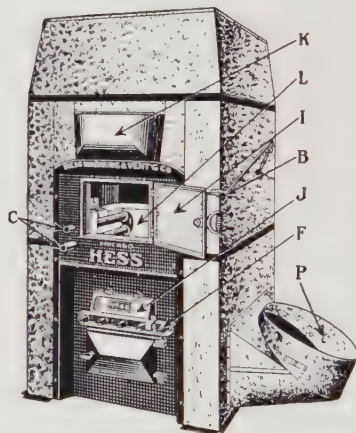
PIPE AND PIPELESS

Never were so many good features combined in any furnace, to result in economy and cleanliness, durability and efficiency.



- A. The low fire door, thirty inches from the floor—no high lifting of fuel.
- B. Automatic action between fire door, direct draft and check draft. When you open the fire door, the direct damper opens and the check draft closes. This prevents outpouring of smoke into the cellar when you feed the fire.
- C. Convenient and efficient water coil, for constant supply of hot water.
- D. Direct draft outlet in most effective position, operating with the fire door or independently.
- E. Air-check draft—chain-operated from floor above.
- F. Large grate area with separate grate bars—suitable for any kind of fuel—fine mesh for slack or lignite—coarser for hard or soft coal or coke—a solid plate covers them for burning wood.
- G. Smoke outlet at bottom of a large settling chamber. Hot smoke rises; the cooler portions are heavier and drop. We remove the smoke, while retaining and preventing loss of heat.
- H. A smooth floor at the bottom of settling chamber. Soot and ashes cannot lodge elsewhere and the heating surfaces remain clean. No flues to clog.
- I. Fire door plate perforated—to spray fresh air over the fire—

- burning gases and smoke otherwise wasted. Fine for soft coal.
- J. Damper lift door—operating with chain from floor above. Regulates draft perfectly.
- K. Large water pan—where the water heats and evaporates rapidly, maintaining proper humidity.
- L. Thick fire brick lining; retains proper heat for combustion of cheap fuels. Installed and repaired through the fire door—no dismantling of pipes and furnace to repair a HESS.
- M. Large smooth rectangular ashpit. Close to the front and easily cleaned.
- N. Secondary casing next to the outer galvanized casing—prevents loss of heat in cellar.
- O. Smoke pipe outlet—straight and direct. No return flues to clog.
- P. Air supply collar—may be on either or on both sides of the heater.
- Q. Six inch air space under entire furnace. This means equal distribution of air for all pipes.



Last and Greatest of All. Every seam is the steel body enclosing the fire and ash pit is *riveted* and *welded*. It is gas and smoke tight, *absolutely*—and guaranteed to remain so *as long as the furnace shall stand*.

Write for illustrated book on heating and send in your sketches on our free plan and estimating service.

Hess Warming & Ventilating Co.

1217 R, Tacoma Bldg., Chicago



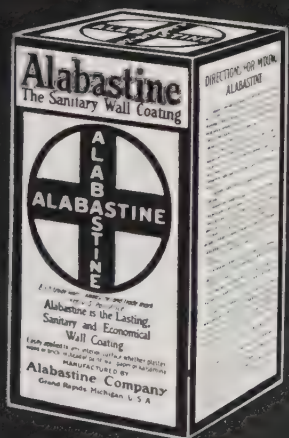
For LIVING ROOM WALLS

For Every Room in the House

WHERE family and friends gather, walls must be clean and sanitary as well as beautiful. Here Alabastine's soft colors prove their greatest value, for redecorating may be done frequently and economically.

Alabastine can be applied to any interior surface — plaster, wall-board, paint, or canvas; spreads evenly, dries quickly and gives uniformly satisfactory results. Ask any paint dealer for the package with the cross and circle printed in red. Have him show you sample cards of the new ALABASTINE-OPALINE PROCESS—or write to us.

ALABASTINE COMPANY
782 Grandville Avenue, Grand Rapids, Mich.



Alabastine

Instead of Kalsomine or Wall Paper

EVERY PACKAGE OF ALABASTINE HAS THE CROSS AND CIRCLE PRINTED IN RED

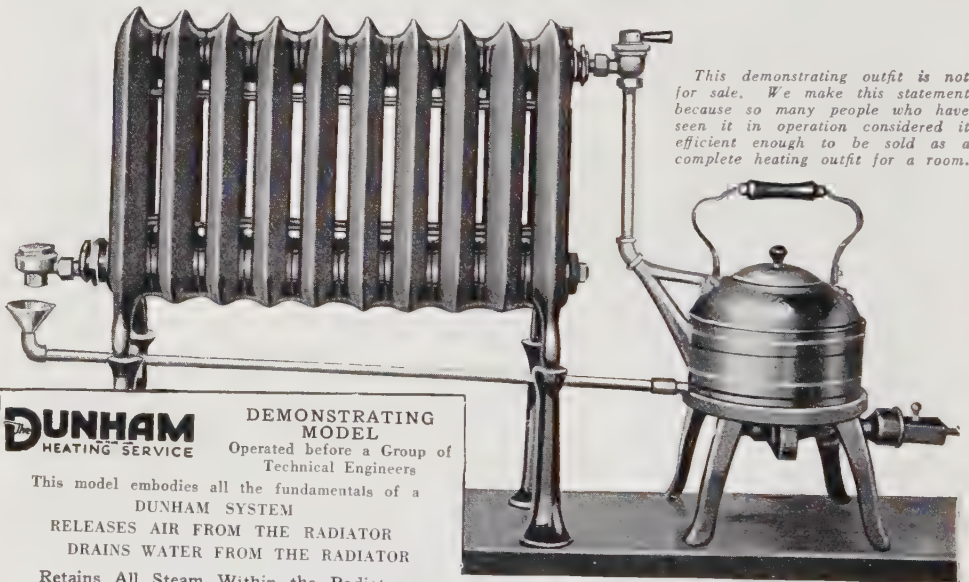
"For Cozy Bungalow or Stately Mansion"



Heat Your Home Efficiently and
Economically with Steam Heat
at Teakettle Pressure through a

DUNHAM HOME HEATING SYSTEM

A comfortably heated home is not a question of steam pressure but of free circulation of steam within the heating system. When a radiator is full of air and water the steam cannot circulate: in one pipe systems, the air valves usually spurt steam and water; the radiator knocks and pounds. No matter how hot a fire you have, the steam will not heat up the radiator until the air and water are removed. In a "Dunhamized" steam heating system there is a separate pipe from each radiator through which the air and water (the condensed steam) return to the basement; there are no air valves on the radiator. The steam valve is at the top—you don't have to stoop for it. A Dunham system is always quiet; radiators heat up quickly. The secret of the "Dunhamized" steam heating system lies in the Dunham Radiator Trap—a device that automatically lets out the water and air, through the extra pipe, but keeps the steam in.



This demonstrating outfit is not for sale. We make this statement because so many people who have seen it in operation considered it efficient enough to be sold as a complete heating outfit for a room.

DUNHAM
HEATING SERVICE

DEMONSTRATING
MODEL

Operated before a Group of
Technical Engineers

This model embodies all the fundamentals of a
DUNHAM SYSTEM

RELEASES AIR FROM THE RADIATOR
DRAINS WATER FROM THE RADIATOR

Retains All Steam Within the Radiator

The teakettle was partially filled with water, the lid placed on as it is in ordinary kitchen use and the gas lighted. Soon the first vapor from the water started to circulate as was evidenced by the increase in the temperature of the supply pipe and valve and the first section of the radiator. A little warm air could be detected escaping from the bottom of the radiator trap and the radiator became hot all over and a slight cloud of vapor escaping from the trap proved that the steam had reached it. The trap adjusted itself to a position which would permit the water (or condensed steam) to escape drop by drop, as fast as it was formed within the radiator, without loss of any steam thru the trap.

C. A. DUNHAM CO. 230 East Ohio Street, Chicago

Factories: Marshalltown, Iowa; Toronto, Canada



Houses of Beauty that Endure



Send for Book

This book tells how at minimum expense you can have beautiful walls inside and out and make your home fire-safe. A request by mail brings it to you without obligation.

IN planning your new home do not fail to include materials that enhance its beauty and fortify it against fire and the elements.

Herringbone Rigid Metal Lath used inside and out as a base for plaster and stucco prevents cracks and protects the home from fire.

Tests of the Underwriters' Laboratories prove that metal lath and plaster partitions on wood studding will confine fire to a single room for a period of *one hour*—and every minute counts when fire fighters are slow in arriving.

The use of Herringbone Metal Lath will add years to the life of your house and secure your investment for years to come.



Herringbone

RIGID METAL LATH

THE GENERAL FIREPROOFING CO.
YOUNGSTOWN, OHIO

(Dealers In All Principal Cities)

THREE STYLES
FOUR PERMANENT COLORS
NEWPORT GRAY, BLUE
BLACK, PERMANENT
GREEN AND INDIAN RED

Ambler Asbestos Shingles



AMBLER 1 in. ASBESTOS BUILDING LUMBER

AMBLER 3/4 in. ASBESTOS BUILDING LUMBER

AMBLER 3/4 in. ASBESTOS BUILDING LUMBER

AMBLER LINABESTOS WALLBOARD

Fireproof
Attractive
Paint-saving
Everlasting

AMBLER
ASBESTOS
CORRUGATED
SIDING &
ROOFING

Give the home-owner a distinctive, artistic roof that is there to stay—a lifelong satisfaction—free from fire hazard, trim and tight, requiring no paint, and growing stronger with age. They are obtainable in permanent colors of Newport Gray, Blue-Black, Indian Red, Moss Green and for laying in the American, French or Honeycomb styles.

Ambler Linabestos Wallboard is non-warping and non-cracking and suitable for the lining of hallways, libraries, game rooms, attics, bathrooms, kitchens, etc., also for partitions and wainscoting.

Ambler Asbestos Building Lumber is for half-timbering and all other outside paneling, trim, doors, etc. **Fire-safe and Last Forever**

If you expect to build or remodel send the slip below for practical and helpful literature.

Asbestos Shingle, Slate & Sheathing Company

Dept. T, Ambler, Penna.

Branch Offices:

Atlanta, Baltimore, Boston, Buffalo, Chicago, Cincinnati, Cleveland, Detroit, Minneapolis, New York, Philadelphia, Pittsburgh, Omaha, Washington, Wilkes-Barre, Montreal, Canada, Toronto, Canada

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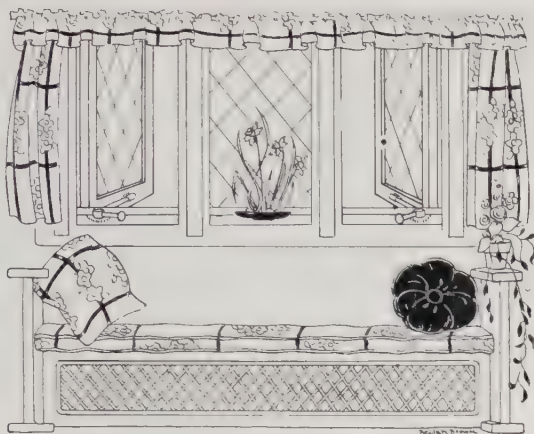
Asbestos Shingle, Slate & Sheathing Company,
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Please send me literature about:

- ☐ Ambler Asbestos Building Lumber
- ☐ Ambler Linabestos Wallboard
- ☐ Ambler Asbestos Shingles
- ☐ Ambler Asbestos Corrugated Siding and Sheathing
- ☐ Complete Homes of Ambler Asbestos Building Products

Name _____

Full Address _____



Win-Dor

Casement Adjusters



Whatever You Do Have Casement Windows In That New House of Yours

Glimpse of the Win-Dor Bull Dog Adjuster that works from inside and holds the window open at any point, or shuts it snug and tight.

Have them not alone because they are so much more attractive, both inside and outside, than the slide-up-and-down ones; but have them because they give you *all* of your window opening, not half of it.

Have them because you can fling them wide open and have all the air there is to have. But whatever you do, don't have them hinged so they swing inside. If you do, they will be in the way of your curtains; in your way; and worst of all, more than likely leak in spite of anything you can do.

Hinge them so they swing outside, leaving your room clear just as they have been doing it so satisfactorily for centuries over in England.

Such outswing casement windows are just as weather tight as the old slide-up-and-down windows that open up only half.

Now that you have made up your mind to have casement windows, the next important thing is to make sure that you use Win-Dor operators, which will open and close the windows by simply moving a handle. You can open them quickly to any point and hold them open against the stiffest of winds. Screens fit right over them.

Slide arm of operator, solid brass, the rest heavily brass plated steel. Nothing to wear out.

Send at once for booklet giving full particulars of casements and Win-Dor operators.

Casement Hardware Co.

222 Pelouze Bldg.
CHICAGO



Roof stained with Cabot's Creosote Stain. Walls finished with Cabot's Old Virginia White. Clark & Arms, architects, New York



Walls and roof insulated with Cabot's Quilt Roof, stained with Cabot's Creosote Stains. Leon E. Stanhope, architect, Chicago

Cabot's Creosote Stains

Save Half Your Painting Bill

"50% Cheaper than Paint"

Your painting bill is actually reduced **more than half** by using Cabot's Stains instead of paint. The Stain itself not only costs less than half as much, but the labor cost is also less than half, because Cabot's Stains can be put on twice as quickly, by any ordinary workman. Or you can do it yourself.

100% Handsomer

Paint covers and hides the wood. Cabot's Stains color without covering it, bringing out all the values of the grain and texture in rich, harmonious tones. You get "twice the beauty at half the cost."

Preserve the Wood

Cabot's Stains are the original outside Stains, made with genuine refined Creosote, "the best wood preservative known," and they preserve the wood against decay or insects.

Old Virginia White

The New Stain White. As Brilliant as Fresh Whitewash and as Durable as Paint. It is whiter than paint, and softer in texture, does not look "painty." It is cheaper than paint, easier to apply and wears equally well.

You can get Cabot's Goods all over the country. Send for samples of wood stained with moss-green, bungalow-brown, silver-gray, tile-red and many other shades, and name of nearest agent.

SAMUEL CABOT, Inc.
Manufacturing Chemists

141 Milk St., Boston, Mass.

342 Madison Ave., New York 331 E. Fourth St., Los Angeles
24 W. Kinzie St., Chicago 525 Market St., San Francisco

Make Your House Like a Thermos Bottle

Keep it Warm in Winter and Cool in Summer, by insulating it with

Cabot's "Quilt"

QUILT insulates the whole house. It saves the heat in Winter, giving you full value for your coal and reducing costs about half. It keeps the heat out in Summer, making the house cooler.

Quilt lasts as long as the house. It saves your money and keeps you comfortable all the time. No investment that you can make will earn such dividends as Quilt in cutting down coal and doctor's bills and making the house cozy and healthful.

Quilt is not a mere felt or paper. One layer has insulating power equal to twenty-eight layers of common building paper.

Build Warm Houses

It is Cheaper than Heating Cold Ones

Sample of Quilt Sent Free

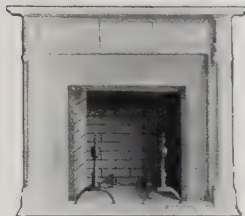


MANTELS AND FIREPLACE TRIMMINGS

A POSITIVE GUARANTEE

In dealing with the Hornet Mantel Co. you are protected by a positive guarantee, backed by the largest house of its kind in America, that every article is exactly as presented, and that the prices are as low as it is possible to make them.

Before shipment, a careful inspection is made to insure perfection of both material and workmanship. In case shipment does not arrive in first class condition, pay the freight, send us within two weeks of the arrival of the goods, the freight bill, signed by your local freight agent and a notation of the damage done. We will then replace damaged parts free of charge.



MANTEL NO. 2527.
This modestly ornamental mantel is both beautiful and dignified. It makes a splendid showing in any home in either a dull mahogany color or white enamel. Colonial Mantels are very popular. There are 12 designs illustrated in our catalog, all varying somewhat but all of them graceful and artistic. Prices run from \$27 to \$140.

SPARK GUARDS.

The one illustrated is made of heavy wire full lined with fine wire cloth. This is the standard type guard which provides maximum protection at a reasonable cost. Prices quoted in our catalog.

Our No. 3 is made of black wire cloth with heavy black iron frames and brass handles and trimmings.



FOLDING SCREENS.

No. 2441 is made of No. 30 wire cloth, iron frame and wire handles. It stands 30 inches high and is made in four 12-inch folds. This is an excellent screen at a very reasonable price. Other styles in iron or brass with attractive trimmings.



ANDIRONS.

Style No. 2137 is made in brass only, 16 inches high. These are exceptionally strong and attractive looking.



Style No. 3545 is made of black hammered iron, 18 inches high. Other styles in both brass and iron are illustrated in our catalog.

DOME DAMPER

Dome Damper No. 17.

New and improved dome damper, sloping top, slayed ends, solid door, operated from outside by rod through face of fireplace. Brass handle to rod so placed as to indicate opening of door, which can be adjusted to any opening by a partial turn of handle. This damper differs from all others in that the mechanism is exposed inside of dome so as to be able to adjust the damper rod to proper position after the body is in place. It can easily be repaired if ever out of order. The door can be removed and replaced at will, thereby giving free access to flue when cleaning out, repairing or setting damper.



Fig. 1

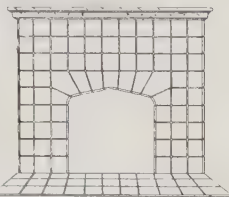
Sectional view of No. 17 Damper, showing position of mechanism used in operating Damper Door. Half turn of handle either opens or closes the door, can be adjusted to any opening. Handle indicates position. Door can be removed by lifting it from left bearing first, then drawing it away from closed bearing on the right. The cam on damper rod must be placed so that the set screw is in the front.



Fig. 2

MANTEL NO. 2515.

This attractive Tile Mantel is made of dull glazed tile (any color). The tiles around the fire place and at the end of the mantel have rounded edges, leaving no sharp corners or unfinished surfaces. This mantel may be had in four widths, 5, 5½, 6 or 6½ ft. The height is 4½ ft. to the shelf.



We carry in stock numerous other designs of this type of mantel so that one may be selected for any style room. Prices quoted on application.

PORTABLE BASKET GRATES

No. 1574 comes in black iron 11 inches deep and in widths from 18 to 27 inches. A splendid grate for open fireplaces using either wood or coal.



No. 1504 is 12½ in. deep and may be had in widths from 18 to 36 inches. Other styles in hammered and plain iron illustrated in catalog.



FIRE SETS.

No. 870 is finished with cast brass handle and arm, in brush finish, and polished iron tools and base. Stands 27 inches high. Other sets in all black iron in various styles and prices.



ASH PIT DOOR.

The No. 2 reversible ash pit door comes in sizes from 8x8 to 14x20. Made of iron.



HORNET GAS LOGS.

Hornet Logs burn either natural or artificial gas. A glowing fire may be obtained at a moment's notice. No dust or ashes. The odor of combustion as well as the stale air of the room, are carried off by the open flue. These gas logs are ideal for heating a room quickly. May be had in either Terra Cotta or Asbestos in lengths from 16 to 36 inches.



AUTOMATIC ASH TRAP.

This automatic ash trap drops the ashes when too many have accumulated. Size 7¼x9 inches.



TILE HEADQUARTERS

The Hornet Mantel Company is headquarters for tile of all kinds. Every block of Hornet Tiling is made in accordance with exact standards and strict tests. Quality is paramount, and satisfaction is guaranteed. Write for our Catalog No. 7, which contains many interesting designs and suggestions in art and building tiles.

Write for our complete catalog and prices.

HORNET MANTEL CO.

1126 Market St.

St. Louis, Mo.

Avoid Plastering Cracks

They can be prevented so simply and inexpensively. Years of experience have proven that if an expanded metal mesh plastering base—**Metal Lath**—be used as a reinforcement and support for the plaster, your walls and ceilings will remain lastingly smooth—unmarred by cracks and disfiguring streaks.

WHAT IS METAL LATH?

Expanded Metal Lath comes in large but easily handled sheets which the lather places directly on and nails to the wood supports. It is formed from sheets of steel so expanded that there are formed hundreds of small holes or openings through the sheets, the openings being separated by strands of steel.

As the plasterer applies the wet plaster to the face of the lath, it enters the innumerable openings, surrounds the strands and hardens or "sets" around them. These steel strands thus form a criss-cross reinforcement extending in every direction throughout the body of the plaster making it substantially crack proof.

THE CHEAPEST WAY TO MAKE YOUR HOME FIRESAFE

Expanded Metal Lath and plaster protected lumber construction has received the full one-hour fire rating after exhaustive tests by the Underwriters' Laboratories at Chicago.

This discovery of the fire-resistive properties of ordinary priced protected lumber construction has been declared by authorities to mark an epoch in the science of construction, and is now recognized as more nearly equivalent to strictly fireproof construction than any other building material.

Vice-President Small of the Underwriters' Laboratories in announcing the results of the experiments stated:

"The use of metallic lath to protect timbers provides the least extensive means of giving such extreme protection and puts safe construction in the hands of the average home owner."

Take the Metal Lathing Specifications which appear on this page to your contractor and learn small cost of using this **FIRESAFE AND CRACKPROOF CONSTRUCTION** as compared with the upkeep expense for repairing plaster cracks on ordinary lath.

This advertisement is inserted by the following members of the:

Associated Metal Lath Mfrs. Dept. K 223
123 West Madison St., Chicago



GENERAL FIREPROOFING CO.
YOUNGSTOWN, OHIO
NORTHWESTERN EXPANDED METAL CO.
CHICAGO, ILL.
TRUSCON STEEL CO.
YOUNGSTOWN, OHIO

Economical Metal Lathing Specifications

If you are planning to build include the following in your specifications to prevent unsightly plaster cracks and stop fire:

Plastering specification for residences in which wood lath predominates should call for **expanded metal lath over the heating plant and fuel storage and on the bathroom wainscot.**

In addition to this secure bids on the following two alternates:

ALTERNATE I

(1) Use expanded metal lath on the ceilings of the living room, dining room, entry hall, and around and under the stairs and stairwell where exposed to view from the main floor.

(2) Use a 12-in. strip of metal lath bent into the corners of the living room, dining room and entry hall (to prevent corner cracks).

ALTERNATE II

(In addition to the above)

(1) Use expanded metal lath for the walls of the living room, dining room and entry hall.

(2) Use metal lath for the balance of the basement ceiling.

Note: Minimum weights of Expanded Metal Lath specified above shall be as follows:

For walls and partitions: 2.2 pounds per square yard.

For ceilings: 3.0 pounds per square yard.

Metal Lath shall be attached to wood studs and wood joists by not less than 4d and 6d nails respectively, or by equivalent staples.

Write for Booklet of helpful information for homebuilders which will be sent free on request.



Natco Residence at Hackensack, N. J.; R. C. Hunter & Bro., Architects

NATCO HOMES

NATCO Hollow Tile is an economical building unit for all types of homes—large or small. Its hollow air chambers and moisture stops repel exterior cold, heat and dampness. It is a guard against future repair bills and an assurance of satisfaction. Natco pays dividends in comfort for life.

If you are planning to build write for "Natco Homes and Garages" a helpful booklet illustrated with many pictures of charming Natco Homes. It may help to save you money and building worry. Send a card to

NATIONAL FIRE-PROOFING COMPANY

331 FULTON BLDG. • PITTSBURGH, PA.

NATCO

HOLLOW TILE



WALLS OF STRENGTH

Cracked and falling plaster and stucco is but the inevitable result of poor and therefore costly construction.

As ordinarily applied, plaster and stucco is held in place by means of "keys."

"Keys" are that quantity of plaster or stucco forced through the openings provided between or in the lath or base in order to hold in place, over the face of the lath, the specified amount of material.

"Keys" therefore, add nothing to the strength of the slab, and the quantity of plaster or stucco used to form the "keys" would be actually wasted if there were another and better way to hold it in place.

And there is a way to insure permanent interior plaster walls and ceilings, and exterior stucco walls; namely, by reinforcing them.

National Stucco-Plaster Reinforcement introduces a new chapter in permanent ceiling and wall construction. It is a combined reinforcement and base which does not rely on fragile "keys" to hold the plaster or stucco in place; its net-work of galvanized, electrically-welded, cold-drawn steel wire (which develops more than 60,000 pounds per square inch tensile strength) becomes an integral part of and thoroughly embedded in the material, and thereby insures truly reinforced, monolithic, permanent walls and ceilings.

The cost of National Stucco-Plaster Reinforcement per room completely plastered is but little more than the cost of ordinary but none-the-less primitive and inferior wood lath construction. It is cheaper, in place, than other stucco laths and bases.

When building, insist on the use of National Stucco-Plaster Reinforcement—aside from its reinforcing value, it is the best and cheapest insurance you can carry on your walls and ceilings.

Carried in stock by local dealers.

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AND PRICES

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VIEWS

IN PLANNING your new home, the study of interior treatment both as to architectural detail and decoration is of equal importance to obtaining a good design and a practical, well-planned house. This book illustrates the interiors of many successful homes and contains much valuable and authoritative advice on Interior Decoration. Printed on enamel coated paper which brings out the beautiful detail of the illustrations. Size 7½x11. 160 pages. Flexible embossed cover in colors.

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Gentlemen "I received the plans O. K. and am very much pleased with them.

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Dear Sirs: "I trust that you received the check for \$200 which I placed in the mail yesterday. The plans and specifications are very concise and I am sure will be easily followed by the men in my employ. Should there be anything further that I wish to know, about which I feel that I should have your advice, I shall feel at liberty to call upon you. We now have the basement completed in every detail, and stringers on for the first floor, all being covered over for the winter. Construction will be continued about March 1st."

"Thanking you for your excellent work, I am,"

Sincerely,

R. J. BRANTON.

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Minneapolis, Minn.

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Very sincerely, an old subscriber,

MRS. DORN.

